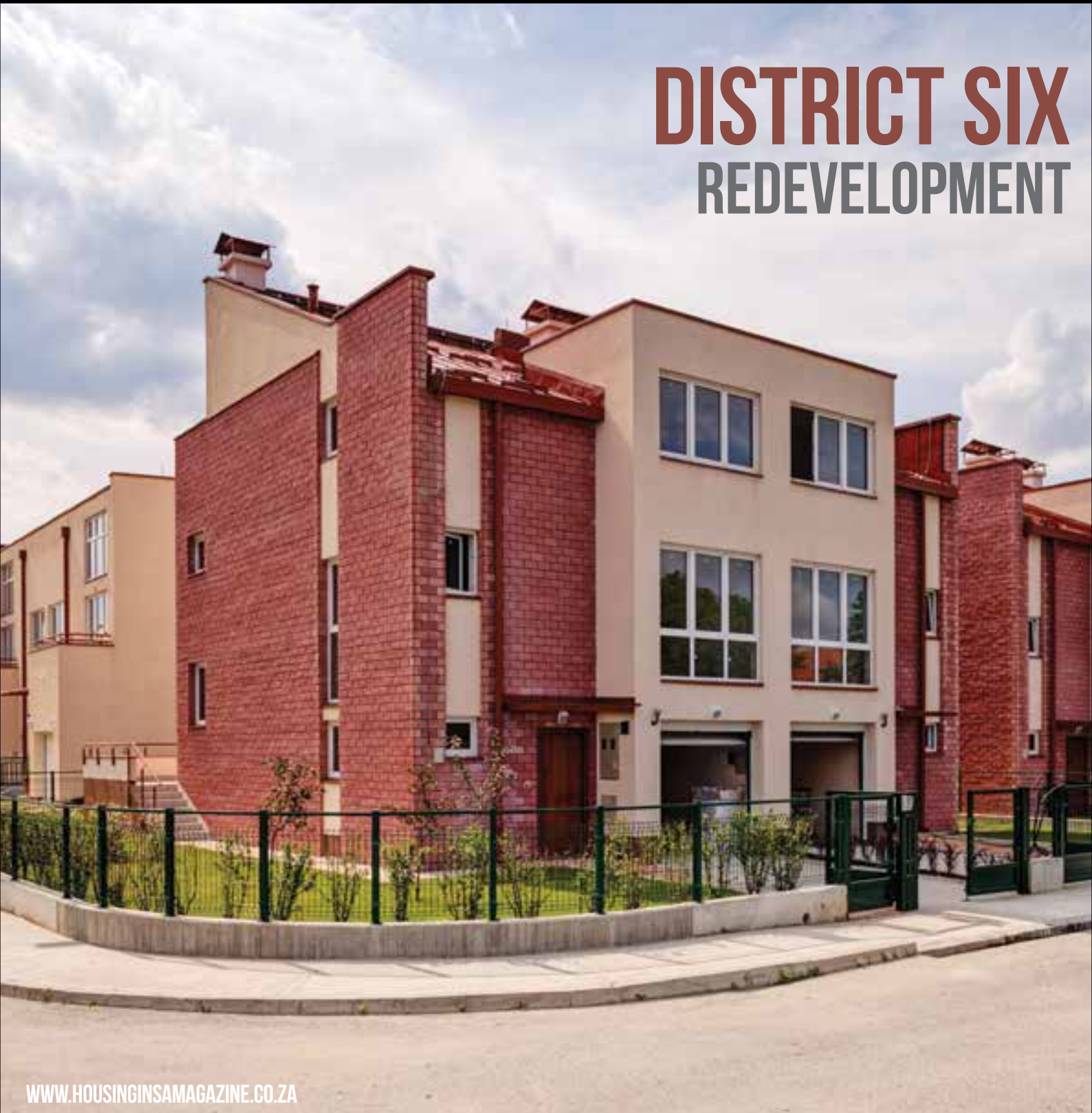


HOUSING & SETTLEMENTS INFRASTRUCTURE

in Southern Africa

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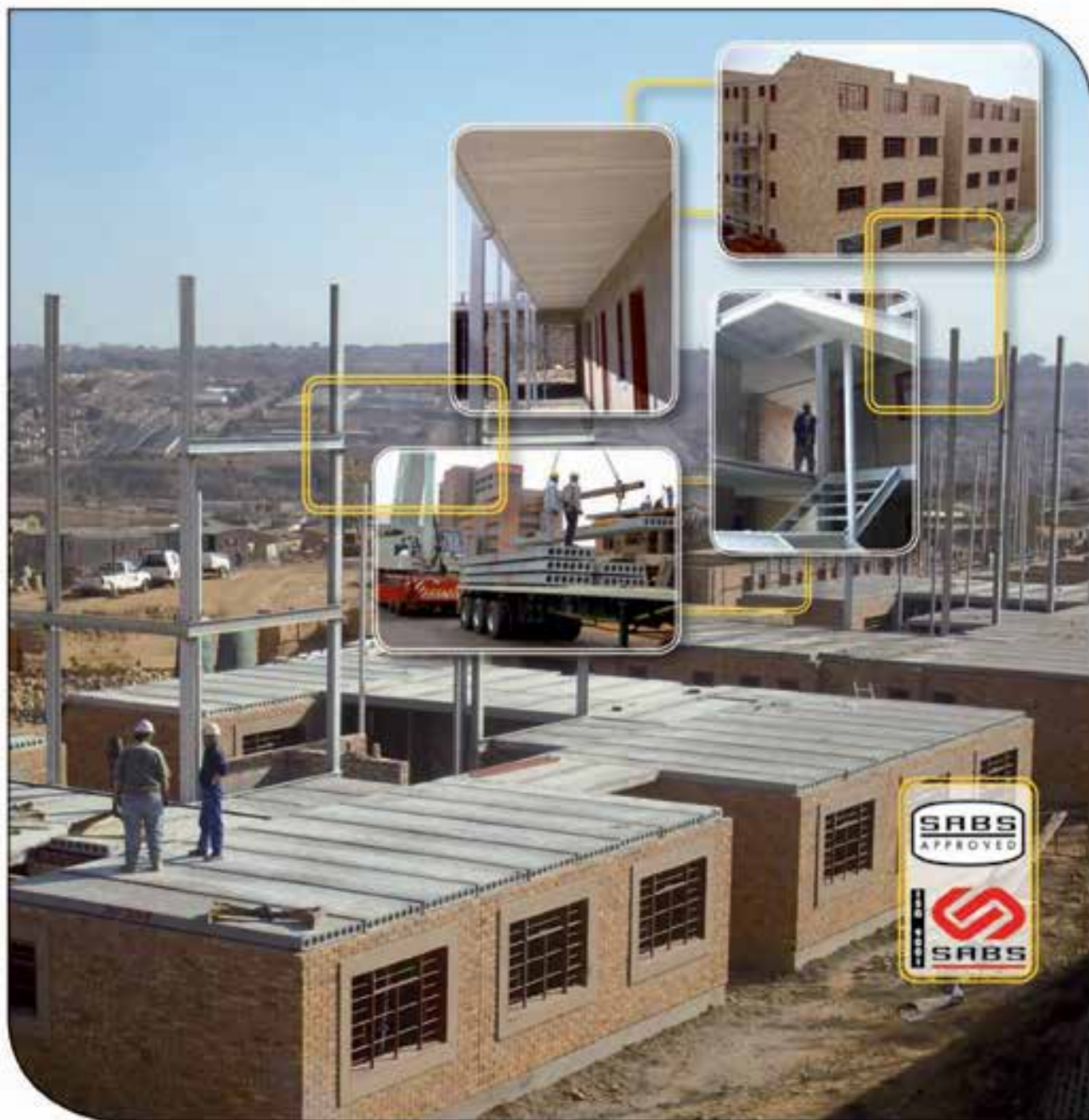
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March 2016

HOUSING
in Southern Africa

ED'S NOTES

Making home ownership a reality

Government has implemented its new housing allowance for government employees in a bid to encourage and enable home ownership. Over 87 000 staff members enrolled when the Government Employees Housing Scheme pilot programme was first announced.

This bodes well for housing developers as a further 400 000 government employees will be eligible when the Government Employees House Scheme site is officially launched during March.

At the recent Africa Energy Indaba, Deputy Minister of Energy Thembisile Majola, inspired delegates and media on entrepreneurial opportunities across the value chain. Majola cited examples of Global leadership studies where it has been shown that organisations which have a higher percentage of women in leadership roles reported better financial performance, more frequently. We hope that the construction sector will follow energy's lead.

As the largest landlord in South Africa, the City of Cape Town is taking stock and has announced plans to spend R80 million on maintenance of its rental stock by the end of June. With a portfolio of over 43 000 rental units, and more than 19 000 units for sale, it also provides indigent grants to householders in financial distress.

On that note, RBA Holdings and RBA Developments have been placed under supervision and business rescue proceedings have been announced. The new interim business rescue advisor, Trevor Glaum, will have complete control over both management companies. Shareholder and creditor, the Housing Impact Fund South Africa Trust is willing to inject working capital to enable the companies to provide creditors and shareholders with a better return than from immediately liquidating them.

Gauteng Provincial Government is following other provinces in ensuring that there is an open transparent tender system. Premier David Makhura announced in his State of the Province address, that an open tender system will be rolling out in all its departments. We welcome this move.

Cape Town's District Six redevelopment is underway and currently being transformed. The land once housed 60 000 families who were uprooted and relocated to the Cape Flats 50 years ago. For many it is still a painful reminder of South Africa's turbulent past. However, the City of Cape Town, Western Cape Provincial government and the Department of Rural Development and Land Reform are working together to offer new housing or financial compensation to the families of claimants. Government has extended the deadline for restitution claims until June 2019.

The global real estate market accounts for 60% of all mainstream assets. According to research the total value of gold ever mined is approximately US\$6 trillion, which pales in comparison to property at 36 to 1.

On that happier note, Housing in Southern Africa continues, each month, to bring you positive features and relevant information on this vibrant sector.

We welcome your feedback and keep sharing your product information and news with us.

Enjoy the read.



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R80 million on rental stock maintenance

The City of Cape Town will have spent almost R80 million by the end of June on the maintenance of its rental stock.

During the previous financial year, in 2014/15, an average spend of nearly 95% of its budget for maintenance was achieved. “The city therefore relies on its tenants to pull their weight and to pay their rent to enhance maintenance,” says Mayoral Committee Member for Human Settlements, Benedicta van Minnen.

The city is the largest landlord in South Africa and manages approximately 43 000 rental units and more than 19 000 selling scheme units. These rental units have been home to thousands of families across the city for many years and it is important that the properties are maintained and upgraded. To do this, the city relies on rental or instalment collections.

Van Minnen says that there is a culture of non-payment amongst debtors. “We are doing everything we can to nurture this, but we acknowledge that it will take time.”

The City recognises that many residents are struggling to survive financially and therefore debt relief is offered in the form of an indigent grant to debtors who, together with their spouse/partner, earn below R3 200 each month. The grant is valid for 12 months on condition that the monthly rental/instalment is paid regularly and on time.

One of the city’s biggest interventions is the door-to-door collection programme which is done by TraceOnline, a third party service provider. They have been appointed by the city to assist with the application and submission of housing indigent grants. TraceOnline collects payments directly from tenants and homeowners in city-owned units and provides housing policy information to debtors.

During the past financial year, the city assisted 5 500 tenants who applied for an indigent grant. In the current financial year, approximately

R35,3 million has been set aside to assist tenants who apply for this grant.

If debt relief efforts and engagements are repeatedly ignored and no payment arrangements are made, or if those arrangements are not adhered to, the city has no choice but to recover the debt owed and take the necessary legal action.

“There are tenants who have the ability and the means to pay but simply refuse to do so, whilst others would appreciate an opportunity for a house and are willing to pay,” says van Minnen.

Last year 20 tenants, who refused to settle their debt and ignored all warnings, were handed over for legal action. Their arrears amounted to over R613 000.

“We have to do everything in our power to ensure that rents are paid so that we can continue to improve and provide accommodation for the most vulnerable residents,” concludes van Minnen. ■



Finance Ministry commends Barclays'

National Treasury and the South African Reserve Bank have thanked Barclays PLC for its commitment to implement its new strategy in a way that minimises the impact on the economies in which it operates.

This comes after the company announced its intention to reduce its 62,3% shareholding in Barclays Africa Group Limited (BAGL) over the coming two to three years.

The shareholding will be reduced to a level (less than 20%) which will permit the deconsolidation of BAGL for accounting and regulatory purposes. This is subject to relevant shareholder and regulatory approvals in each jurisdiction. Barclays PLC will remain a major shareholder in BAGL.

“Barclays PLC have been in regular contact with both the National Treasury and the South African Reserve Bank (SARB) and we would like to thank them for the constructive and open dialogue, and the commitment to implement the new strategy in such a way that minimises the impact on the economies in which BAGL operates,” said a joint statement from the Ministry of Finance and SARB.

Barclays PLC said the key driver of the decision was global regulatory pressures. The return on equity at group level is significantly reduced because of the additional capital and other regulatory requirements a large global bank such as Barclays needs to meet. This includes the globally systemically important bank (G-SIB)

buffer, the minimum requirement for own funds and eligible liabilities (MREL) and total loss absorbing capital (TLAC) requirements and the UK Bank Levy.

The Reserve Bank will work with Barclays PLC and BAGL to ensure that any potential risks from the transaction are mitigated and appropriate measures will be taken to manage capital flows arising from the transaction.

Furthermore, South Africa’s Finance Minister and SARB Governor support the G20’s commitment made in Shanghai recently to address any material unintended consequences for emerging market and developing countries of the global financial regulatory reform agenda. ■

487 000 Potential home owners

Home Affairs Minister Malusi Gigaba recently announced that 87 000 government employees enrolled for the new housing allowance. The employees will receive the allowance backdated to 1 July 2015. Chaired at the Governance and Administration Cluster briefing, the Minister said that government has anticipated that by the end of March 2016 over 400 000 employees would have enrolled for the homeowners allowance.

Gigaba said that the balance of government employees will have an opportunity to enrol when the Government Employees Housing Scheme (GEHS) website is launched in March 2016.

The GEHS follows the signing of the Public Service Coordinating Bargaining Council Resolution in May 2015 aimed at increasing home ownership and asset security among public service employees.

Gigaba said the implementation of the GEHS includes:

- Enhancing the capacity of the GEHS Office within the Department of



Public Service and Administration (DPSA) to manage and operate the scheme, while a dedicated government component is being established;

- Implementing the housing allowance of R1 200 monthly and providing a savings facility for employees to accumulate the housing allowance towards home ownership;
- Starting the enrolment and profiling of employees for access to housing;
- Implementing the housing finance service funded by the Government Employees Pension Fund and Public Investment Corporation to provide affordable home loans and implementing partnerships with public and private sector role players. ■



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RBA - business rescue

Residential developer, RBA Developments and RBA Holdings shareholders the Housing Impact Fund South Africa Trust (the trustees) applied to the High Court of South Africa, Gauteng Local Division for an order placing the company under supervision and commencing business rescue proceedings.

Trevor Glaum has been appointed as the interim business rescue practitioner in terms of the Companies Act. He will have full management control of both companies.

The Housing Impact Fund South Africa (HIFSA) is aware that in order for business rescue to succeed, the operations of the company and RBA Developments must continue during business rescue proceedings and that this will probably require an injection of working capital.

The fund is willing to make available (within reason and subject to appropriate authorisation) such funding as will be necessary during the process as post-commencement finance.

The trustees stated in support of the application: the trustees are 'affected persons' as defined in section 128 of the Act by virtue of the fact that the HIFSA is both a shareholder and a creditor of the company;

The company is financially distressed in that it is experiencing a cash flow crisis. As a result it is highly unlikely that the company will be able to pay all of its debts as they become due and payable within the immediately ensuing six months.

In addition, it is likely that the company will become insolvent within the next six months as its assets will be severely impaired and will be exceeded by its liabilities.

There is a reasonable prospect for rescuing the company if the affairs,



business, property, debt and other liabilities and equity of the company are restructured or, alternatively, that placing the company in business rescue will result in a better return for the creditors or shareholders than would result from the immediate liquidation of the company.

It is just and equitable for financial reasons that the High Court grant an

order placing the company under supervision and commencing business rescue proceedings.

Shareholders are advised that the company's shares remain suspended on the JSE and caution is required to be exercised when dealing in the company's securities. The business rescue practitioner will issue monthly progress reports as required by the JSE. ■

Gauteng's open tender system

The Gauteng Provincial Government is committed to ensuring openness and transparency with regards to tender processes and will be rolling out the open tender system to all its departments.

Gauteng Premier David Makhura said in his State of the Province Address, "We are now extending this transparent system of appointing service providers to all departments, especially those with big budgets."

The open tender pilot project was launched in November 2014 to promote the transparency of the procurement process to award bids through fair competition while ensuring compliance with supply chain management rules and regulations.

Makhura said that the approach has attracted considerable public attention and widespread review, including by the National Treasury and other provinces.

"We truly believe we can use procurement policy to achieve genuine black economic empowerment in all sectors without bribery and corruption." Makhura added that Gauteng was striving to become a corruption

free province. Approximately 19 of the province's departments and agencies, including the Office of the Premier, achieved clean audits in the 2014/15 financial year. Only one department, the Department of Health, and one agency, G-Fleet, achieved unsatisfactory audit outcomes.

The province has committed to changing the leadership of G-Fleet for repeatedly obtaining negative audit outcomes – from adverse to a disclaimer in two consecutive years. "Similar action will be taken where departments and agencies show serial poor performance. There shall be consequences for poor performance and unethical conduct. We mean business."

Most of the province's departments spent 99% of their infrastructure budgets, which the Premier said, was commendable given the history of underspending on infrastructure.

The province will also deal with departments who do not pay service providers on time. According to data, 10 out of 14 departments achieved 90% compliance with the payment of service providers within 30 days. ■

Competition Commission rejects CBE

The CBE statutory body oversees the Engineering Council of South Africa; the South African Council for the Quantity Surveying Profession; the South African Council for Property Valuers Profession; the South African Council for the Landscape Architectural Profession and the South African Council for the Project and Construction Management Professions.

The CBE also includes the South African Council for the Architectural Profession, however, the exemption application by the state entity has yet to be decided.

In terms of the exemption applications, the CBE asked the Commission to exempt the rules of its professional councils relating to 'the Identification of Work' (IDOW) rules from the provisions of the Competition Act. The IDOW Rules provide for the reservation of work for registered professionals with a certain level of competency, skills and academic qualification in their respective professions. According to the CBE, the IDOW Rules are necessary to maintain professional standards and to protect consumers from health, safety and

The Competition Commission has rejected five of the six exemption applications filed by the Council for the Built Environment (CBE).

financial risks associated with work performed by professionals. The Commission found that the IDOW rules are likely to restrict competition between registered and unregistered persons. Once the rules are



implemented, unregistered persons will not be allowed to undertake work or offer services reserved for persons registered with the CBE professional councils.

The rules are also likely to prevent persons registered with other professional councils outside the built environment from undertaking work reserved for persons within the CBE, regardless of their competencies.

In refusing to grant an exemption,

the Commission concluded that the restrictions imposed by the IDOW Rules will reduce the number of persons operating in the different professions under the CBE.

The reduction in the number of persons operating within the built environment is likely to reduce the quantity of services offered, which may result in the fees for services increasing above competitive level.

The Commission also found that there are other regulations currently in force in the built environment that cater for public health, safety and financial risks associated with work performed by professionals.

The Commission is therefore of the view that existing regulations are sufficient to protect consumers from any wrong doing or underperformance by professionals.

Lastly, the Commission found that the IDOW Rules are not in line with international best practices. ■

Land claims

Civil society organisations headed to the Constitutional Court to challenge the Restitution of Land Rights Amendment Act of 2014 to open the land restitution process for a further five years.

Communities and civil society are challenging the amendment as there are currently 8 257 claimants who lodged claims during the initial process and they are still waiting for those claims to be settled.

Constance Mogale, Land Access Movement of South Africa (LAMOSA) says that the Association for Rural Advancement, Nkunzi Development Association, the communal property associations of Moddervlei, Maluleke and Popela will continue with appeals to the Constitutional Court. The associations have been assisted by



lawyers from the Legal Resources Centre and Webber Wentzel. Mogale points out that by allowing new claimants who had missed the initial window period to access the restitution process is to be welcomed. However, the outstanding claims that were lodged during the initial period must be finalised first. The issue, she explains, is that the Act fails to give clear guidance on how to deal with new claims that may clash or affect pending or unresolved existing claims. The Act aims to restore land to communities who lost their

land as a direct result of the 1913 Native Land Act. Many black people were displaced from their properties through forced removals. But the communities claim that the Act is unconstitutional and also that the National Council of Provinces (NCOP) did not take reasonable steps to facilitate public participation.

Government reopened its land claims process, in 2014, allowing people, who had missed an earlier deadline for lodging claims for compensation, to do so within the next five years until 30 June 2019. ■

AFRICA'S ENERGY SOLUTION

South Africa and the African continent at large is focusing on energy infrastructure; particularly its production, transmission, consumption and management and women have to be active in the entire value chain.

The Deputy Minister of Energy, Thembisile Majola says that South Africa has made formidable gains in expanding access to energy, in building awareness, in enacting enabling laws and policies empowering women, but implementation of commitments is uneven and at times painfully slow.

Addressing delegates at the Women in Energy Conference at the Africa Energy Indaba in Sandton, Thembisile Majola said: "Women have to be active in the entire value-chain. Power of Parity Research by McKinsey & Company points out that advancing woman equality can add US\$12 trillion to global growth or increase annual global gross domestic product by 1%."

"It is estimated that women constituted more than half of the world working age population. Bridging these gender gaps and achieving parity will benefit not only our African continent, but the world economy. The study estimates that boosting female labour force participation rates in sub-Saharan Africa, Eastern and Central Asia would increase output by 40% to 45%." In 2015, the Department of Energy conducted four provincial workshops focusing on creating



entrepreneurial opportunities in the energy sector and provided more than 800 women with information on business opportunities within the energy sector (including electricity generation using nuclear, coal, gas, renewables like solar and wind, hydro-power) etc.

"This has been most empowering as it has not only provided information on opportunities but also on the issues of access to finance, training, mentorship and supportive networks for women in energy. This initiative would not be complete without the initiatives that focus on enterprise development as well as provision of leadership training, mentorship and sharing of practical experiences," says Majola.

She adds, "Development and investing in women leadership

programmes is no-longer a gender issue only but a business imperative. Studies by Global Leadership 2011 has shown that looking more directly at an organisation's bottom line, it is clear that organisations with a higher percentage of women in leadership positions more frequently reported better financial performance than the competition."

"In fact, the relationship between female leaders and financial performance was the strongest out of all criteria in the study conducted. If companies do this they will not only stand a better chance at retaining the next generation top talent, but will also reap the benefits of a more diverse group of high-calibre leaders to drive the business. The power is in our hands." ■

Eskom's price hike

Eskom's application to the National Energy Regulator (NER-SA) for an original price hike of 16,6% comes down to Eskom asking consumers to pay up for the state owned entity's poor financial planning and operational inefficiency.

Government would do well to give meaning to assertions in today's reports and allow for the privatisation of our power supply to make Eskom more profitable in the long run says the Democratic Alliance Shadow Minister of Energy, Gordon Mackay.

Eskom is submitting an application for a Regulatory Clearing Account (RCA), which would enable them to hike up energy prices by an additional 8,6% over the 8% annual increase agreed upon for the time window running until March 2018.

This would result in additional revenue of R22,6 billion from tariff increases. Meanwhile, the national regulator has paid an excess of R73 million in bonuses to executives and management over the last seven years. Mackay says that at the public

BIG INCREASE!

hearings on Eskom's RCA application, the response has been unanimous in its rejection of the application. Objections range from steel and mining interests to local government and the environmental lobby. "Consumers will ultimately pay for Eskom's negligence and mismanagement. The public and private sector have spoken with a clear and united voice: enough is enough. Now is the time for government to implement a partial privatisation of Eskom," says Mackay. ■

Supply chain buy-in

The University of Pretoria's Department of Construction Economics is currently leading a study on the 'true cost' of green building.

Programme Leader of Quantity Surveying Danie Hoffman and fellow member of the Association of SA Quantity Surveyors (ASAQS) says that the study for the Green Building Council of SA (GBCSA) provides comparative costing of 55 Green Star office buildings certified between 2008 and 2014.

According to Hoffman, one of the greatest challenges facing green building in South Africa is fear of the unknown, particularly costing. He says green building techniques are often perceived as expensive and challenging to execute - but this need not be the case, particularly when full life-cycle costing of building is added to the



equation. "Life-cycle costing covers all the financial implications of building: from concept to end-of-life, and incorporates the costs of construction, materials, design, engineering, water and electricity tariffs, heating and cooling, repair costs and eventual disposal cost, or residual value. Quantity Surveyors, as cost consultants, will play an increasingly important role to inform decision makers on green building. However, the responsibility for cost-effective green building solutions will have to be shared between Quantity Surveyors and the entire supply chain: developers, designers,

contractors and end-users." Hoffman explains, "Quantity Surveyors are essential links in the supply chain as they are involved from initial design stage to the conclusion of construction processes, and can advise on the specification of construction materials, prepare and control budgets as well expenditure."

He says that educational institutions also have an important role to play to promote the cause of sustainable construction by informing the entire industry of the availability of sustainable materials and technologies, and the benefits of best practice. ■

Review of Supply Chain Management

Recent tender irregularities and corruption in Beaufort West has once again highlighted the urgent need for a review of the Municipal Supply Chain management regulations.

According to Kevin Mileham, Democratic Alliance Shadow Minister of Cooperative Governance and Traditional Affairs.

Tightening regulations will deter unscrupulous behaviour, particularly in the run up to the Local Government Elections (LGE) says Mileham. The DA previously called on Pravin Gordhan, in his former capacity as Minister of Cooperative Governance and Traditional Affairs, to initiate a review of the Supply Chain Management regulations and processes at municipal level.

Now, says Mileham, in his new capacity as Minister of Finance, Gordhan has the authority to launch a review of regulations and processes and should do so swiftly.

The DA has requested Minister Gordhan table a programme for the review of the regulations and processes, and his plan of action to deal with the corruption.

Mileham says, "Corrupt actions and negligent management will only be deterred if wrongdoers know that their deeds will have consequences. We would therefore increase the penalties for corruption, specifically the violation of the Public Finance Management Act (PFMA) and the MFMA. We will furthermore enforce proper legal action against officials involved in financial misconduct. In particular, we would ensure that corrupt officials are removed from public office and not simply transferred elsewhere to



repeat their offences as has been the case in the past."

He concludes, "Tender fraud can also be combated by making the bid evaluation and adjudication processes open to the public." ■



District Six redevelopment underway

District Six once housed 60 000 families who were uprooted and relocated to the Cape Flats 50 years ago and this is still a painful memory for many Capetonians.

The City of Cape Town is committed to its role in the restitution of District Six, Executive Mayor Patricia de Lille is working with various government departments to redevelop the area and provide housing for the families who wish to return to the area.

The redevelopment of the land in District Six is a collaboration between the City of Cape Town, the Western Cape government and the Department of Rural Development and Land Reform (DRDLR).

The District Six Development Committee has taken charge of the project plans and phases for implementation. The national government is also responsible for project planning.

The Western Cape government is facilitating the restitution process, the City of Cape Town, as the landowner, has fulfilled its obligations and released the land and provided the bulk and internal services for the various phases. The city has provided planning, rezoning and funding for Phase Three, which includes 108 apartments.

Minister of Rural Development and Land Reform, Gugile Nkwinti, recently visited the project to commemorate the 50th anniversary of the declaration of District Six as a white area. About 60 000 people were forcibly removed under the apartheid government's Group Areas Act from the iconic inner-city suburb and dumped in single-race ghettos far from town.

Five decades later, thousands of

Cape Town's District Six is being transformed and new housing is currently underway.



Capetonians are still fighting for restitution. Minister Nkwinti said that government has prioritised their land claims, but noted that it has proven to be complex to settle claims. Some of the difficulties include tracing some claimants, other claimants who originally opted for financial compensation changed their minds, or family members failing to agree on which option to choose.

A total of 2 670 District Six restitution claims were submitted to government by the closing date of the initial lodgement process at the end of 1998. Of these claimants, 1 439 opted for financial compensation totalling

R39,7 million and a further 1 126 claimants opted to return to the area. The first phase of rebuilding was completed in 2004 and a further 115 homes were built in phase two during 2012.

The new restitution claims opened in July 2014 and will close in June 2019. By December 2015, a further 1 300 new claims had been submitted.

For more information about the restitution process in District Six, visit the websites of the Department of Rural Development and Land Reform at www.ruraldevelopment.gov.za and the District Six Beneficiary and Redevelopment Trust at www.districtsix.za.org ■

Economic plan to transform Gauteng

In the State of Province Address, Makhura announced a new Provincial Economic Plan focusing on repositioning Gauteng and enabling the province to benefit from opportunities in the SADC region, Africa and BRICS countries worldwide.”

The nine-point economic plan will be officially launched in May. Makhura said that an Economic Indaba with business, labour and civil society will be held to finalise the public consultations on the prior to the public launch. Provincial government will identify major sectors of the economy where it will intervene to stimulate growth and create much-needed jobs.

These sectors include the residential and real estate sector, financial services, manufacturing, green economy, services, retail, agriculture and hospitality industry amongst others.

Makhura says that the services sector has been identified as a key driver of huge employment, empowerment and expansion into the continent, with most of the jobs in the provincial economy being generated from this sector.

Gauteng’s economy has been consistently growing above the national average at 4.2% between 2003 and 2013. In 2013, the growth rate was the highest in the country at 2.6%. Gauteng contributes 42% to national employment and has the highest labour absorption rate.

The Gauteng government has adopted a new economic plan which Premier David Makhura hopes will stimulate the provincial economy and create jobs.



With almost 200 000 people per year relocating to Gauteng, the province is under immense pressure to create jobs for its 2,2 million unemployed people in order to fight the problems associated with unemployment.

“To cope with rapid urbanisation, persistent unemployment, poverty and inequality, we have to work doubly hard and do things differently in Gauteng with regard to the economy, infrastructure development and service delivery. Even in the midst of a difficult and volatile global and domestic economic environment, Gauteng’s economy has enormous

potential to create more jobs and grow in an inclusive manner,” said Makhura.

Makhura said his administration tends to transform the apartheid spatial economy and human settlement patterns to integrate economic opportunities, transport corridors and human settlements; grow the SMME sector as a key driver of growth and revitalise and mainstream the township economy.

This will be in addition to investment in infrastructure as the key stimulator for inclusive growth and economic development. ■

Directorate loses R30 million to theft

The City of Cape Town’s reports on theft of Utility Services infrastructure between July and December 2015 show a loss of R30 million. Efforts to curb this continue, but the City can only address the problem with the help of residents.

Theft of water and sanitation, electricity and solid waste infrastructure over the first half of the 2015/16 budget has cost the city over R30 million. Mayoral Committee Member for Utility Services, Ernest Sonnenberg says, “The Water and Sanitation Department has been the worst hit with losses of R17,295 million incurred through stolen water meters, water meter covers, and stolen or damaged manhole covers across the city.”

The Electricity Services Department reported the second

highest losses, with stolen or vandalised equipment costs totalling R9,165 million, while the Solid Waste Management Department reported that 8 657 bins, at a value of R4,895 million, have been stolen.

In an effort to curb these activities, the city has performed 618 inspections of scrapyards and bucket shops. The city has started replacing stolen manhole covers with alternative materials such as ductile-iron and polymer plastic which have no scrap value.

“The cost of this theft is not limited to repairing or replacing the infrastructure. In the case of our electricity network, theft also causes repeated blackouts, which affects local business and industry. The theft of manhole covers is also a major

contributor to blocked sewers because inappropriate items can then enter the system more easily,”

The theft of water meters and fire hydrants and the resultant leaks also contribute significantly to water losses. He says, “At a time when the region is experiencing reduced rainfall, we can ill-afford to waste a single drop. It is therefore especially important that residents act decisively against these criminal elements within their community.”

Given the limitations of policing offences of this nature, the city is hopeful that the recent amendment to the Criminal Matters Act will help to deter prospective metal thieves. There are now stricter provisions for the granting of bail and harsher punishments for those who steal. ■

GLOBAL REAL ESTATE MARKET

The total value of all developed real estate on the globe reached US\$217 trillion in 2015, according to calculations by international real estate adviser, Savills. The analysis measures the entire developed property universe including commercial and residential property as well as forestry and agricultural land.

The value of global property in 2015 amounted to 2,7 times the world's GDP, making up roughly 60% of mainstream global assets, representing an important store of national, corporate and individual wealth. Residential property accounted for 75% of the total value of global property.

In South Africa a recent ABSA report indicates that in the second quarter of 2015, the total value of South African residential property was R4,155 billion, which at the current rand/dollar exchange rate represents approximately US\$260 billion.

Yolande Barnes, Head of Savills world research comments: "To give the global figure context, the total value of all the gold ever mined is approximately US\$6 trillion, which pales in comparison to the total value of developed property by a factor of 36 to 1. The value of global real estate exceeds – by almost a third – the total value of all globally traded equities and securitised debt instruments put together and this highlights the important role that real estate plays in economies worldwide."

Real estate is the pre-eminent asset class which will be most impacted by global monetary conditions and investment activity and which, in turn, has the power to most impact national and international economies."

World real estate accounts for 60% of all mainstream assets.

In recent years, quantitative easing and resulting low interest rates have suppressed real estate yields and fuelled high levels of asset appreciation globally. Investment activity and capital growth has swept around the major real estate markets of the world and led to asset price inflation in many instances.

The Savills report says that over-

of the total value, containing nearly a fifth of the world's population. Yet the weight of value lies with the West - over a fifth (21%) of the world's total residential asset value is in North America despite the fact that only five per cent of the population lives there.

The trend for western nations to dominate real estate is most pronounced in commercial markets, where nearly half of the total asset value resides in North America. Europe makes up over a quarter while Asia and Australasia contain 22%, leaving just 5% for South America, the Middle East and Africa.

Dr Andrew Golding, CE of the Pam Golding Property group and Savills' partner in South Africa highlights that the growth of residential real estate value in Asia illustrates the role of housing in developing economies. If African residential real estate markets were to develop in the same way as the Asian markets over the next decade (excluding China) this would add US\$5,8 trillion to the global total.

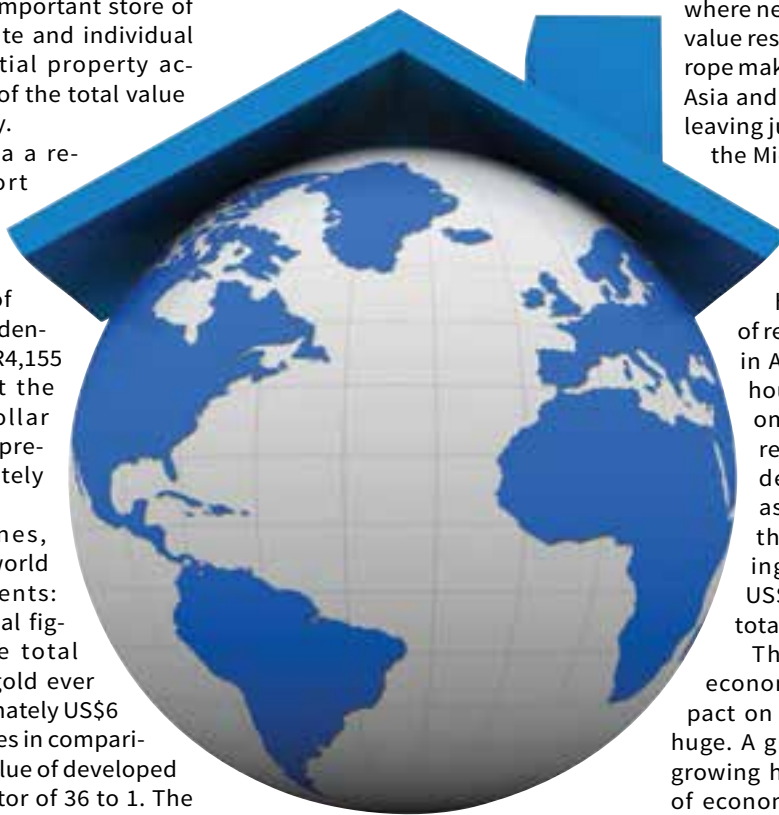
The global potential for economic development to impact on residential real estate is huge. A growing middle class and growing home ownership in areas of economic growth will increase the size of residential property as an asset class. If residential property in Middle Eastern, African and Asian countries were to move towards the global average per head of population, this would increase global residential asset values by 32% or US\$52 trillion.

There are big rewards for the super-opportunistic investor. While emerging economies will always be seen as higher risk, the fundamentals of economic growth with strong demographics will undoubtedly increase demand for housing, workspace and retail/leisure space in population centres. This will create compelling opportunities for those able to deploy capital into the right types of real estate. ■

The value of global property in 2015 amounted to 2,7 times the world's GDP, making up roughly 60% of mainstream global assets.

all, the biggest and most important component of global real estate value is the homes that people live in, totaling US\$162 trillion. The sector has the largest spread of ownership with approximately 2,5

billion households and is most closely tied with the fortunes of ordinary people. Residential real estate value is broadly distributed in line with the size of affluent populations: China accounts for nearly a quarter



Soweto home sells for record price

Trish Luthuli, New Business Executive at Pam Golding Properties in Gauteng, says that the distinctive five-bedroomed property situated in Rockville, Moroka, was designed by renowned architects Michael Sutton and David Walker in 1979.

The all-brick property is in many ways a typical Michael Sutton design with its unusual barrel vaulted ceilings and sky roofs. It has five-bedrooms with three en-suite bathrooms plus a study, dining room and foyer. It has easy access to Chris Hani Road and the Bus Rapid Transit system, and shopping and entertainment are offered at the nearby Jabulani and Maponya malls.

Luthuli says, "We are tremendously excited about the sale of late Dr Mosendane's home, which is a well-known landmark within the Rockville community."

She adds, "This is a record for a sale to an individual and further serves to affirm that, despite slow national economic indicators, the Soweto residential property market, across all segments, remains one of the more buoyant in Gauteng. There are a number of reasons for this, including the fact that property rates in Soweto are substantially cheaper than in Johannesburg's residential suburbs, and homes in the area offer affordability as well as excellent value for money." Luthuli notes there is a

The historic home of the late Doctor Johnny Mosendane, one of Soweto's best-known public figures, has been sold by for R2,5 million, a new record price for the township.

growing urban population and black middle class within the Gauteng centres and that 40% of the greater-Johannesburg's population resides in Soweto. This gives an indication of its enormous size. "This all translates into an ongoing demand for affordable homes to buy and rent, and we do not believe that this trend is likely to abate anytime soon."

"We also note that many middle

The average property price in Soweto is R620 000 and there is considerable demand for homes anywhere between R350 000 and R750 000.

class individuals have been returning to Soweto from Johannesburg's residential suburbs over the last number of years because they miss the colour and vibrancy of the sprawling metropolis. Others would never dream of ever leaving. The Soweto of today is hip, hot and happening and many people prefer it to some of the more staid, often quieter residential suburbs."

According to John Loos of FNB, the house price growth of properties in Soweto was 11,6% in the first quarter of 2015, which compares favourably with the single digit figures achieved

in Johannesburg's northern suburbs. "Homes in the area tends to represent a solid investment, a fact that many people are only now beginning to become aware of," affirms Luthuli.

The average property price in Soweto is R620 000 and there is considerable demand for homes anywhere between R350 000 and R750 000.

Luthuli says that the 2015 National Budget announcement, that no transfer duties are payable on property transactions below R750 000, as opposed to the previous R600 000 thresh-

old, proved a considerable stimulant to the lower and middle-end markets last year.

"Certainly recent rate hikes and diminishing household incomes are likely to impact the Soweto property market, but the demand for homes has such momentum that the future of the residential property market in the township remains bright."

Luthuli pointed out that one factor that is inhibiting the growth of the residential property market in Soweto, is that many owners are not aware of the value of their properties as wealth-creating assets. ■



Muted growth in residential building



Growth in the planning phase of new housing and the number of building plans approved by local authorities was markedly down in 2015 compared to the previous year.

Jacques du Toit, Absa Home Loans Property Analyst says, “The construction phase of new housing and the volume of housing completed showed some growth in 2015, after two consecutive years of contraction. These trends are based on data published by Statistics South Africa in respect of building activity financed by the private sector.”

The number of new housing units for which building plans were approved increased by 5% to a total of 59 667 units in 2015. Smaller-sized houses (80m²) apartments/townhouses were the main contributors to the increased level of plans approved.

These market segments have been the major focus of housing supply for the past 20 years. This is due to factors such as the availability of development land and building costs, especially the major metropolitan areas of the country.

Although the number of new housing units increased by 4,3% to 39 671 units in 2015, the apartment/townhouse segment showed a contraction of around 3% in construction activity in 2015 compared with 2014.

The real value of plans approved for new residential buildings increased by 3,7%, or R1,37 billion to R38,08 billion in 2015 from R36,71 billion in 2014. The real value of residential buildings was up by 9,3%, or

Levels of residential building activity in the South African market for new housing improved in 2015, but growth remained relatively low at between 4% and 5% compared to 2014.

R2,13 billion, to R25,11 billion in 2015 compared to R22,98 billion in the previous year.

The average new house costs R6 185 per m² in 2015, or 6,2% higher than R5 825 per m² in 2014. Building costs have been steadily above consumer price inflation over the past 10 years. This is due to a number of factors such as building material, labour, transport, equipment, land prices, rezoning, and developer and contractor holding costs and profit margins.

Residential building activity will continue to be driven by a growing population and number of house-

holds. However, activity levels in the various segments of new housing will continue to be influenced by macroeconomic trends and developments, household finances, lifestyle trends and consumer and building confidence.

Du Toit concludes, “Economic growth is expected to be around 0,9% in 2016, consumers will face increased financial strain on the back of rising inflation, higher interest rates and increasing property-related costs. These trends will have a dampening effect on the demand for and supply of new housing over the next twelve months.” ■

Period	Residential building activity ¹							
	Houses <80m ²		Houses ≥80m ²		Flats and townhouses		Total	
	Units	Yy% Δ	Units	Yy% Δ	Units	Yy% Δ	Units	
Building plans approved								
2006	27 647	-1,4	24 946	-2,1	21 922	4,8	102 923	1,6
2007	27 906	-1,8	21 772	-8,8	33 113	3,7	102 691	-1,2
2008	24 172	-8,8	21 441	-22,8	29 802	-12,8	85 217	-17,2
2009	25 115	-26,3	13 795	-25,7	16 522	-44,2	55 422	-35,0
2010	20 752	-17,4	14 885	8,2	12 215	-25,7	47 912	-13,8
2011	20 587	-8,7	15 529	4,3	14 728	20,3	52 824	10,3
2012	17 790	-21,2	18 582	6,8	15 448	4,8	49 920	-5,7
2013	17 894	0,8	18 203	-2,3	18 365	5,8	50 447	1,3
2014	20 717	15,8	17 121	-5,7	18 971	16,9	56 809	12,8
2015	22 788	10,2	18 985	10,8	18 898	4,8	60 667	8,2
Buildings completed								
2006	24 029	-6,7	22 118	-0,8	23 858	5,1	70 009	-0,9
2007	27 055	14,7	22 157	0,2	28 949	13,9	78 061	9,3
2008	23 482	-14,8	20 257	-8,1	28 221	-2,7	70 084	-6,8
2009	24 579	4,7	13 906	-31,7	15 462	-29,8	59 947	-18,7
2010	18 898	-23,3	12 836	-21,9	10 965	-40,8	40 679	-32,8
2011	19 508	3,4	11 436	-5,5	9 345	-13,9	40 307	-0,4
2012	20 023	2,7	11 569	1,0	11 386	19,3	42 978	6,7
2013	17 438	-12,9	11 528	-0,3	12 511	9,9	41 485	-3,5
2014	15 444	-11,4	10 750	-6,8	11 849	-3,3	38 043	-8,2
2015	18 022	17,2	12 163	13,1	11 488	-3,1	39 671	4,3

¹Private-sector financed
Source: Stats SA

Residential plans passed

Residential building plans passed for apartments, townhouses and houses over 80 m² provides useful data in determining the South African Reserve Bank's Composite Leading Business Cycle Indicator. Residential construction in 2015 was slightly better than 2014, with the number of residential units completed for last year growing by +4,3%, compared to an -8,3% decline in 2014.

However, says John Loos, FNB's Household and Property Sector Strategist, "The level of building completions remains moderate compared to the boom time peak reached late in 2005. At the peak 2,706 million m² were recorded as completed and ten years later for the same period, only 1,420 million m², were recorded for the three months to December 2015.

Building costs have limited the ability of developers to bring 'competitively priced' new homes to the market. For the three months to



December 2015, the year-on-year average value of units completed rose by 7,75% and of plans passed by 3,07%.

Loos says, "This inflation rate is noticeably lower than the high of 20,8% year-on-year for units completed, recorded in May 2014, but remains in rising territory nevertheless. However, low inflation in the average value of plans passed suggests a more aggressive drive to contain home affordability, in tough economic times moving forward." Loos points out that

developers are attempting to address affordability constraints by reducing the size of the average homes built. The average size for the three month period to September 2015 was 135,6 m² and in the last three months to December 2015 houses sizes dipped marginally and averaged 129,8 m².

Loos anticipates that the average size of houses built will be smaller and that the current economic and property conditions points to a slowing down of demand for housing and an easing of residential supply. ■



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NEW SA CONSTRUCTION GUIDELINES

The National Home Builders Registration Council (NHBCR) launched a series of building guidelines that are set to make a significant impact on the way the local construction sector operates.

A comprehensive manual outlining the guidelines was recently released. The revisions to the guidelines were made in conjunction with the South African Bureau of Standards (SABS). Speaking at the launch, NHBCR Special Projects advisor Dr Jeffrey Mahachi said the revisions to the guidelines had been a long time coming.

“More than 15 years after the original guidelines were released, we embarked on a process of putting together a new manual to address current challenges in the sector,” he said. “The development of the manual involved various stakeholders across the South African construction sector and we are highly satisfied with the final document.”

Mahachi explained that the new



Dr Jeffrey Mahachi

manual would address a number of issues that had become concerns for the NHBCR and the industry as a whole.

“Our mandate is to assure quality homes,” he said. “The new guidelines address issues such as the standards of building materials, the rules governing new building technologies, training and development, and many others.”

A representative from the SABS, Dr Sadvir Bissoon said that the manual was an important first step in establishing and implementing national

standards to ensure effective quality assurance in the built industry. “One of the things that this will help us to do is get into international markets and lock out sub-standard products from the South African market,” he said.

Other key issues that the guidelines address include the SANS 10400 Standards for material, energy efficiency, new technology for inspection of houses, and soil classification.

In his address at the launch event, NHBCR Chairperson Abbey Chikane encouraged the builders and housing consumers to continue to engage with the council.

“We will continue to educate the built industry through various publications such as the ones that are launched today,” he said.

A number of technical publications, which were developed by the NHBCR’s Centre for Research and Housing Innovation, were also launched. These include: Eric Molobi Housing Innovation; Housing Consumer Brochure; Home Builders Brochure; Energy Efficiency Guidelines; Promoting Innovative Building Technologies NHBCR: Here to Help You, cartoon booklet; Housing Typologies for Disabled Persons.

The NHBCR also offers services such as enrolment of new homes, home builder registration, home building inspections, builder training, geotechnical and materials engineering.

In 2015/16 financial year the NHBCR has trained 827 youth, 187 artisans, 81 military veterans and 1 857 emerging home builders. Of this total women make up 64% (i.e. 530) of the youth, 44% (i.e. 36) of military veterans and 44% (i.e. 821) of the emerging home builders. For more information: www.nhbcrc.org.za ■



FREIGHT ON CITY ROADS

Mayoral Committee Member: Transport for Cape Town, Brett Herron says, “Our local and regional economy is based on global trade and depends largely on the efficient road-based transport of cargo to and from the port, airport and between cities and towns. The city is responsible for the provision of a safe, efficient and reliable road network. We must, however, also take into consideration the significant impact that road-based freight has on the city’s roads and the urban environment. Counting among the effects are carbon emissions, congestion and road accidents. It costs R713 million per year to maintain the city’s roads. This cost is currently not equitably divided between freight vehicles, public transport and private motor vehicles.”

While there is a need to preserve the current existing infrastructure, the city has an obligation to plan ahead for future freight growth.

“New road infrastructure is costly and takes years to construct. We must respond to the predicted growth in road-based freight, in part with new infrastructure, but also by improving the location of the main logistics centres, warehousing, depots and distribution centres across the city so that freight operators can reduce the number of trips needed.”

The Freight Management Strategy is partly informed by the City’s Transport Development Index (TDI), which was developed to evaluate the accessibility and related costs of transport to different income groups and users across the city.

The TDI facts:

- the direct transport cost (fuel, salaries, maintenance and repairs, toll fees, etc.) for freight operators is R1,755 billion per annum
- the cost of congestion for freight operators is R121 million per annum
- the cost of safety is R19 million per annum
- the cost of crime is R15 million per annum
- the impact of freight transporters on Cape Town’s residents in terms of accidents is R930 million per annum
- the impact of freight transporters on the city’s road network (capital

The City of Cape Town’s Freight Management Strategy draft aims to ensure that freight transport within Cape Town is safe and efficient, without compromising the access and mobility of other road users.

expenditure and maintenance) is R713 million per annum

Herron points out that there has been significant growth in road-based freight along Cape Town’s major roads while rail freight has dramatically declined. The Port of Cape Town has expansion plans to roughly triple its current container handling services in the next 20 years. Overloading of freight vehicles has a significant impact on the road network, leading to roads deteriorating prematurely. He adds that freight transport exacerbates congestion on the roads. Overloading freight penalties are low and self-regulation is rarely embraced. The transportation of hazardous materials is uncontrolled and insufficiently regulated.

“The draft strategy proposes to reduce the impact of road-based freight on our urban environment. Two things are very clear: rail must be part of the plan and secondly, we will have to implement innovative solutions to reduce the overall cost

of doing business in Cape Town,” says Herron.

TCT has, over the last two years, liaised with Cape Town’s Chamber of Commerce, the SA Shippers Council, Transnet Freight Rail, the Transnet Ports Authority, Transnet Port Operators, the Airports Company of South Africa and many of the major logistics companies and retailers during the development of the strategy.

Herron says, “Our aim is to liaise with them and other stakeholders again during the upcoming participation process to address any concerns, proposals and comments relating to the draft strategy. We would also like to encourage the public and interested parties to please read the draft document and to air their views. We do not have all of the answers and would value input and comments to assist us in refining the strategy.”

The draft strategy is available for public comment visit www.capetown.gov.za/haveyoursay from 19 February till 23 March 2016. ■



City curbs air pollution

As part of the City of Cape Town's efforts to curb air pollution, the city's Health Directorate says that vehicle traffic is the biggest source of air pollution in Cape Town, accounting for 66% of visible air pollution.



City Health has an Air Quality Management Unit that is tasked with enforcing the provisions of the Air Quality Management By-law.

The by-law prohibits the use of vehicles that emit dark smoke. The owners are requested to have a free emissions test conducted.

Should the vehicle fail the test, a repair notice will be served on the owner, affording them the opportunity to have the vehicle repaired and to submit it for a re-test. Non-compliance can result in the owner being served with a summons.

The Air Quality Management By-law also states that vehicles emitting dark smoke may be towed away and the costs recovered from vehicle owners. The driver can be fined or face imprisonment.

"In addition, a dedicated team conducts roadside diesel vehicle emissions testing on a daily basis in partnership with the City's Traffic Service. Between July 2015 and December 2015, 3 947 diesel vehicles were tested, with a total of 14 failing to meet the diesel emission standards," says Mayor Committee Member for Health, Siyabulela Mamkeli.

That is less than half a percent, compared with the 17% failure rate when the city first introduced the diesel emissions tests in 2000.

"We think the substantial drop can be attributed to visible policing; improvement in the quality of diesel (5 500 ppm sulphur). When we started testing vehicles in 2000, sulphur content went down 500 ppm."

Mamkeli says, "Since 2006, there has been a continual improvement in emissions control technology of the modern diesel engine; and vehicle owners improving on maintaining their vehicles." ■

Saldanha Bay's development zone

In a presentation by the Saldanha Bay Industrial Development Zone, the community and stakeholders were informed that 21 000 jobs will be created in the area by 2021.

According to Beverley Schäfer, Chairperson of the Standing Committee on Economic Opportunities, Tourism and Agriculture in the Western Cape Provincial Parliament, the IDZ Licensing Company Bill is integral to job creation. Schäfer says that it will regulate the operations of the

Saldanha Bay IDZ in order to create a world class, and internationally recognised Marine Engineering Centre. "The focus will be on servicing the international oil and gas companies that are operating along the coast of Africa. This project has received support from local, provincial and national government and forms part of the Western Cape's Khulisa project."

The public hearings offer an opportunity for stakeholders and the communities to make submissions

pertaining to economic opportunities of the Saldanha Bay IDZ Licencing Company Bill. The IDZ3 billion into the Gross Geographical Product of the Western Cape and an additional R8,2 billion in cumulative taxes.

Schäfer concludes, "This project is an example of how public-private partnerships can benefit the economy. It is also an example of how the Western Cape intends to enable the creation of hundreds of thousands of jobs in the province." ■

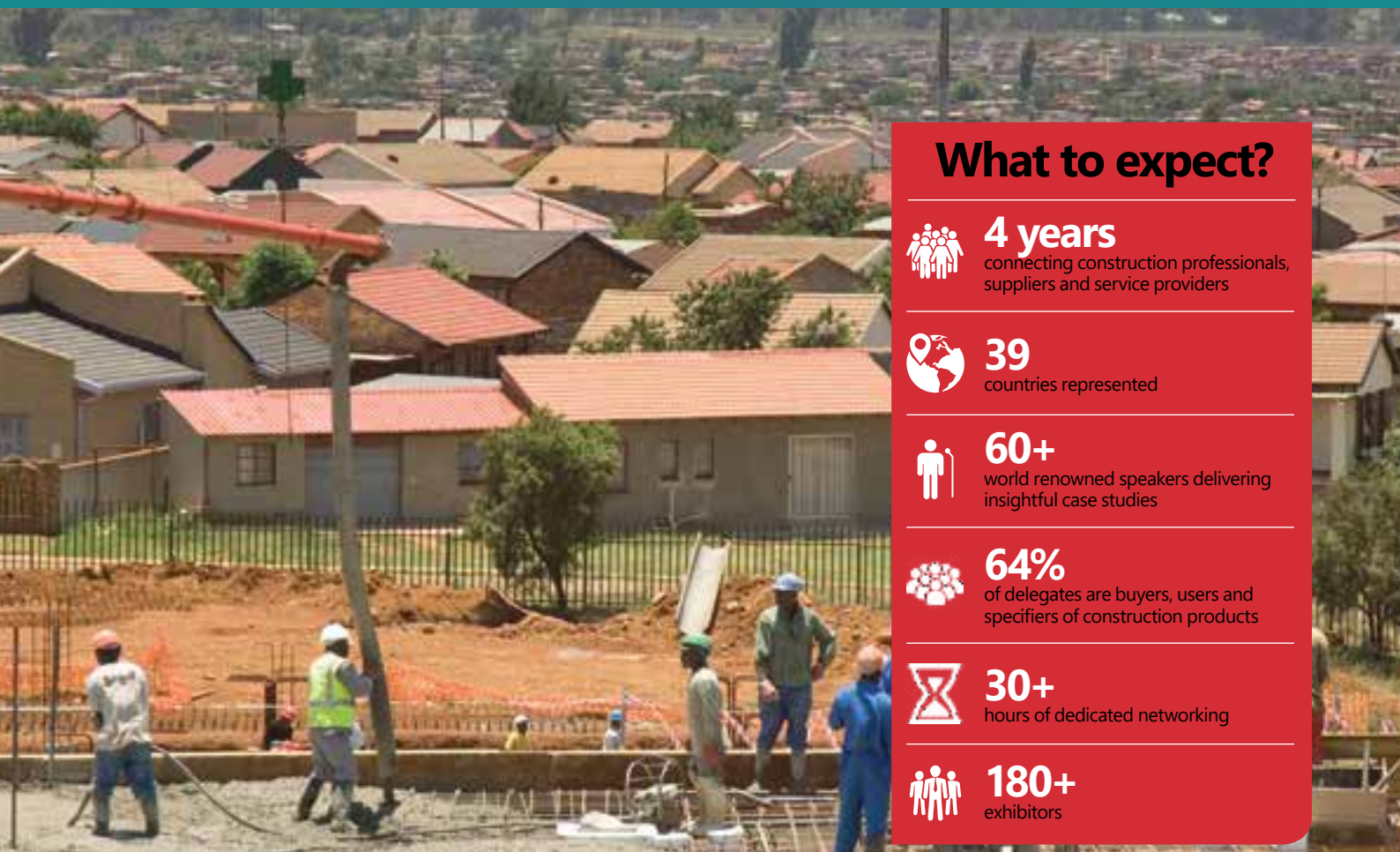
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THE ODYSSEY

Elematic South Africa (ESA) precast hollow core concrete slabs have been used in an innovative way to create a striking façade on The Odyssey, a residential apartment building in Morningside, Sandton.

The hollow core concrete slabs offer a reliable time-saving solution for building floor slabs. Although the slabs supplied by ESA have also been used for all the suspended floor slabs on the approximately 3 000 m² project, they have also been used on the balcony cantilevers. “The slabs were used in a rather unconventional but very effective way to create a three dimensional form,” says ÉSA Director, Craig Webber. The result is a play of rectilinear elements in different planes. Creating this same effect with the alternative method – cast-in-situ concrete – would have been considerably more complicated and time consuming.

Messarís Wapenaar Cole Architects partner, Carl Eckert, created the design. He says, “There were some challenges in ensuring that every element worked together structurally as well as visually. ESA’s in-house engineer and design team worked tirelessly to develop the most appropriate solution and Webber was also on hand to address any queries.”

Residential company, Limestone Prop developed The Odyssey and partnered with Dalmar Construction. The experienced team has worked extremely well with ESA, says Conrad Swart from Dalmar Construction, adding that the company has worked with ESA since 2006 and has experienced consistently good

service, delivery and quality products from the hollow core slab manufacturer – so much so that it now works almost exclusively with ESA. The Odyssey is yet another in the long list of projects completed together.

The smooth collaboration between the various members of the professional and contracting teams has proven that unexpected and innovative solutions can be achieved when all parties commit to working together.

The Odyssey’s striking modern residential development is located opposite the Morningside Shopping Centre on Rivonia Road. The first phase consisting of 29 units ranging in size from 100 m² to 300 m² is now complete. The second phase is due to commence shortly and will roll out a further 32 units.

Elematic South Africa manufactures precast hollow core concrete slabs for the South African market. The well-established international company was established in Finland in 1959 and has since set up precast production plants in more than 70 countries worldwide. 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. ■

PMSA celebrates 40th anniversary



Quintin Booysen

Leading manufacturer of brick, block and paving machines, PMSA will be celebrating its 40th anniversary at the Totally Concrete Expo 2016 from 9-11 May at the Gallagher Convention Centre in Midrand.

As part of its automated brick, block and paving manufacturing equipment, PMSA also offers locally-developed automation and handling systems for large-scale brick and block plants to increase productivity and improve the end quality of the final products.

“We have been building on our technology, leadership, expertise and experience in the concrete products sector for the past 40 years and have an array of options to suit all client needs without compromising on end product quality,” says Managing Director Walter Ebeling.

An example of PMSA’s ongoing product development is its new Eco range of automated handling systems, which will shortly be unveiled.

The new Eco range of handling systems includes forklift options as opposed to more conventional but higher-cost finger and transfer car systems.

“With the building and construction sector in particular facing pressure from reduced margins and a dearth of

new products, we are ideally positioned to help customers fine-tune their existing assets in order to boost productivity and final quality,” stresses Ebeling.

PMSA will use the Totally Concrete Expo 2016 as a showcase to launch various new products, including a new range of vibrators for its entire range of brick-and-block machinery.

These vibrators are subject to arduous working conditions and resultant high fatigue, which reduces the lifespan of the bearings.

“Our new vibrators, all designed and built locally, will be sealed units with a three-year lifespan, thus enabling us to offer an extended warranty on our manufacturing equipment, thereby giving our customers even greater peace of mind,” says Quintin Booysen, PMSA Sales and Marketing Manager.

Booyesen adds that Totally Concrete 2016 provides an important platform for PMSA, a Silver Sponsor of this flagship expo, to showcase both its technology and customised solutions for the African continent. ■



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Flooring refurbishments



Flowcrete South Africa has supplied and installed flooring refurbishment solutions at Meadowdale Mall, in Edenvale.

Food courts and fast food services, speciality deli's in retail shopping malls require clean, efficient and aesthetically appealing floors that create a durable yet highly decorative surface. Flowcrete installed seamless resin terrazzo floor finishes at Apple Tree and Meat World stores at the mall.

The colourful visually appealing flooring and glittering aggregates

enhances the interior design and creates a pleasant and welcoming environment. Flowcrete supplied and installed 1 250 m² of Mondéco Earth seamless resin terrazzo almond floor finish at Apple Tree and 550 m² of a similar shade at Meat World.

It was important that the flooring has a sanitary and unblemished appearance. Mondéco Earth is easy to clean and the resin finish ensures that

the floor maintains its appearance despite a high level of foot traffic, spillages and heavily laden trolleys.

Flowcrete's Flowfresh range of antimicrobial polyurethane floors have been designed to minimise bacteria and the impervious flooring prevents dust, grime and bacteria from forming.

The Flowfresh system contains an antibacterial agent, named Polygiene, which is homogeneously distributed throughout its polyurethane make-up. This eliminates up to 99,9% of bacteria that comes in contact with the floor.

Flowfresh RT was specified for Meat World and Flowcrete supplied and installed 1 000 m² of flooring to maintain a contaminant free environment. At Apple Tree approximately 1 000 m² of Flowfresh flooring was applied as well as 700 m² of Flowfresh RT (6mm) in light blue and 350 m² of signal green Flowfresh MF (4 mm) finish. The project took four weeks to complete.

For further information about Flowcrete South Africa, visit www.flowcretesa.co.za ■

Radway Green Farm Agri-Village

The Radway Green Farm Agri-Village is a self-sustaining, independent development that will support its residents through a host of features, including solar geysers, solar power units, sanitation systems and rainwater harvesting tanks as well as access to borehole

water. The Department of Rural Development and Land Reform built 27 affordable houses on the 53 ha site using alternative building technologies and contracted Hydraform to undertake the construction of the project for the benefit of the community.

Hydraform has not only helped to deliver a housing project and provided skills training but has also left a meaningful legacy as 27 families each received a home of 64 m²; one family member from each of these homes was employed for the duration of the project, earning in excess of R25 000 per household. There were additional employment opportunities for 35 community members, which translated into a total income in excess of R700 000.

Nazile Dickson, Sales and Marketing Director Hydraform, adds, "Throughout the project, Hydraform sought to encourage local economic empowerment by engaging with 13 small local businesses which were used for the delivery of services and

material and this added a further R5 million for local enterprises.

"The Radway Green Farm Agri-Village is a community project that has made a real and immediate impact, but it also embodies both the Department's and Hydraform's long-term vision for a housing project that is sustainable and that will give back to its inhabitants for years to come," says Dickson.

"With these successes and positive outcomes in mind, the Radway Green Farm Agri-Village stands testament to the work being done by the Department of Rural Development and Land Reform while creating homes and fulfilling the government's objective to support local business, create local economic wealth as well as sustainable jobs through skills development," Dickson concludes.

The Radway Green Farm Agri-Village forms part of the Department's mandate, through its Comprehensive Rural Development Programme, to facilitate development and foster social cohesion in rural areas. ■



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WARRANTY FOR BOBCAT TELEHANDLERS

With well over 50 years of experience in compact equipment design, Bobcat has a proven reputation for high quality design, manufacturing and customer service. The three year warranty on products are standard in Europe, the Middle East and Africa on all the models in the Bobcat telehandler range from the T2250 5 m telehandler to the top-of-the-range T40180 18 m model offers a three year warranty.

This reflects the high quality and reliability of the products manufactured in Pontchâteau. As well as showing the company's confidence in the Bobcat telehandler range, the warranty demonstrates Bobcat's

Bobcat recently launched a new standard three year warranty for the complete range of Bobcat rigid telehandlers.

commitment to the market and is complemented by a range of warranty extension programmes from Bobcat. It will also enhance customer confidence and increase resale values for Bobcat telehandlers.

The Pontchâteau plant produces all of Bobcat's rigid telehandlers with the design, development, production and sales organisations all based at the plant. Currently, the plant produces 14 different Bobcat telehandler models, with lifting heights from 5 to 18 m. Aimed at applications in the construction, rental and recycling

industries, over the last four years, a new generation of Bobcat machines has been introduced, including the TL series (Telescopic Loader) TL358, TL358+, TL360, TL470 and TL470HF, 5.8 to 7 m two stage boom models aimed at intensive applications.

T Series (Telescopic) T35105, T35105L and T36120SL 10-12 m middle lift models; the T35130S, T35130SL, T35140S and T40140 13-14 m high lift models and the top-of-the-range T40180 18 m telehandler. For more information visit www.bobcat.eu ■

Commercial lubricants reduce operational costs

As the country goes through tough economic times and companies face escalating costs on their equipment maintenance, all eyes are on reducing costs and increasing machine run time. Most companies are looking to drive efficiencies and reduce cost of production, Shell's range of commercial lubricants are designed with that purpose in mind. These products can increase profitability and are approved and recommended by a wide range of Original Equipment Manufacturers (OEMs).

"A recent Shell poll indicated that equipment efficiency is the biggest concern for equipment operators when choosing oil. Although lubricants costs account for 1% to 2% of

the total maintenance costs," says Shell South Africa Commercial Lubes Manager, Anton Niemann.

He says they can reduce operational and maintenance costs, extend your mobile and static machinery life, and in some cases, reduce energy and fuel consumption. "Collectively, these contribute to lower overall costs of production and down time."

Shell has invested in Shell GTL (Gas to Liquids) technology to formulate a range of products that can help to alleviate these concerns. These products demonstrate how using the right lubricants can bring substantial savings by maximising equipment efficiency, prolong life and reduce downtime.

For example, benefits of Shell

Diesel Extra include:

- Fuel saving benefits by helping prevent the build-up of injector deposits
- Reducing maintenance through corrosion prevention in the engine to keep it clean
- Increasing operational hours of the engine to speed up refuelling as a result of reduced foaming
- Reduce the environmental impact by lowering equipment exhaust carbon dioxide emissions and black smoke.

Niemann says that Shell's range of products will assist in reducing maintenance costs and protect machinery life. ■

Enamel steel cladding

Vitreous enamel steel cladding supplied by South African producer, Vitrex, was exported for the refurbishment of the Hamilton Square Station. This forms part of a large-scaled project to improve a number of Liverpool city stations, in the UK.

Vitreous enamel steel cladding was already installed at Liverpool Central, Lime Street and James Street stations, and Vitrex has started supplying vitreous enamel steel cladding also for Moorfields, the final station scheduled to re-open in April 2016.

“The aim of the R860 million overhaul of the tube stations, owned by Merseyrail, is to improve facilities for the increasing number of passengers as well as modernise the stations with better flooring, brighter lighting and improved passenger information to plan their journeys throughout the stations,” says Cristian Cottino, Sales & Marketing Director of Vitrex.

Cottino says the Hamilton Square cladding contract, secured by David Shepherd of Vitrex Europe and Middle East, called for the provision of 1 000 m² of Singapore White and Slate Grey heavy gauge vitreous enamel steel panels. The contract included

the supply of curved panels, which had to be fitted with acoustic linings.

Vitreous enamel steel cladding panels have been widely exported by Vitrex for several decades now, particularly for installations at rail stations in the UK, Ireland and the Far East. “An important reason is that vitreous or ‘porcelain enamel steel’ cladding, as it is sometimes called, has specific properties that make it the ideal solution in terms of durability, particularly in high traffic areas such as underground stations,” explains Cottino.

Benefits include: Low maintenance: The wide variety of colours available is permanent, non-fading and the surface requires only simple, periodic maintenance. Corrosion proof: The panels do not rust, even in extreme marine conditions. The coating is resistant to most alkalis, acids, organic solvents and unaffected by



kerosene and vehicle emissions.

Hygienic: The absence of pores on the smooth, hard surface eliminates absorption of dirt and grease, and reduces the presence and growth of bacteria and mould. ■



A mix of IBR and thatch roofing

The recent completion of over 300 m of decorative thatching underneath a conventional corrugated iron IBR roof combination offers many advantages.

According to Jason Lucas, CEO of Jason Lucas Master Thatchers, De Klapmuts wine estate and restaurant near Paarl were looking for a cosy, comfortable, rural ambience of the type that a thatched roof gives to any interior space.

At the same time, they were quite satisfied to have on the outside, a conventional corrugated iron IBR roof which matched the other nearby buildings on the estate.

Lucas says that by combining the two roofing systems, they have been able to get the benefits of both.

Lucas says that his company can take much of the credit for ‘the really attractive restaurant interior’ as the in-house architectural technologist, Liesl Schoonraad, designed the roof. When a thin layer of thatch is protected from the weather, as it is

at this restaurant, says Lucas, it will last almost indefinitely. No part of it will be subject to decay and as far less material is required (40 to 50 mm thick), it can be installed at a fraction of the cost of a conventional roof.

A traditional thatch roof may be as much as 250 mm thick. In addition, the thatched interior provides additional insulation.

“Thatch is the ideal partner to an IBR roof as in addition to being attractive, it will help keep the building cool in summer and warm in winter,” says Lucas.

“The insulation qualities are one of the main reasons why, in today’s global warming scenario, thatch is catching on worldwide.”

For further information contact Jason Lucas on 071 177 5660. ■

FLAGSHIP PROJECTS



Leading roof truss system supplier, MiTek, has provided roofing systems on a number of flagship projects throughout South Africa and neighbouring countries.

With a proven track record, quality products, performance and delivery, the company has an extensive supply network throughout the region.

Jubilee Mall is located in Hammanskraal, 30km north of Pretoria and is a state of the art mall, which covers 52 000 m² and accommodates over 100 retail and speciality stores.

Giant Engineering specified MiTek's Ultra-Span roofing system. The project required 350 trusses and 4 600 m² of the MiTek Ultra Span system. The initial plan was to erect the roofing system in four weeks but Giant Engineering completed the project in just 14 days, which enabled the company to save almost 50% on labour costs.

Architect Dirk du Preez of Grace-land Architects was tasked with overseeing construction of the Mediclinic in Kimberly. The project required 10 800 m² roofing structure and clear spans of 25 m were specified. Roofing specialist and MiTek licensed truss



supplier, Central Roof Industries, installed large shallow pitched Ultra-Span roof trusses. Timber trusses were obviously not considered due to the large spans and the fact that the roof had to be made of non-combustible materials.

Trusses were assembled on site into braced pairs and hoisted into position on the building in accordance with a strict time-line of the various buildings being completed for roof erection. Each installed roof section then had special purlin raiser blocks fitted (to allow for the required thick roof insulation) in conjunction with the support wires for the insulation blanket. This was followed by the fitment of the LGS purlins into the raiser blocks before the fitment of the roof covering of Klip-Lok sheeting. This method ensured that the roof sections were in fact fully completed in appropriate portions and were

accordingly also inspected and signed off by MiTek. All the required services inside the roof void (which included in some instances the support of medical equipment) were easily installed and accommodated. This required some site alterations but it was easily and quickly accomplished.

Both the architect and project engineer were impressed by the speed of completion as well as with the overall neatness of the roof structure.

The entire 10 800 m² roof structure with a mass of 125 tons of LGS plus sheeting and insulation was completed in approximately 14 weeks. The speed of erection ensured a total saving of 16% compared to utilising a hot-rolled steel structure. The roofing structure cost R4,5 million of the R220 million project.

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

Capital replacement programme

The initiatives include an ongoing mould replacement programme in Johannesburg, which has seen the production of a brand-new mould for 50 mm bend pipe fittings.

“We are replacing some of the older moulds and fittings, in most cases opting for new multi-cavity moulds,” Renier Snyman, sales and technical manager at DPI Plastics, explains.

“First of all, this will improve the quality of the fittings, without altering the dimensions. Secondly, it will also result in a dramatic increase in production output.”

“This is quite a capital-intensive programme as these moulds are costly to produce.” Snyman reveals that DPI Plastics will take delivery of its new P-trap mould from Portugal within the next couple of months. Another important development at this leading pipe system and fitting supplier and manufacturer is the addition of a second large-bore extrusion line at its Johannesburg manufacturing facility. This follows on from the installation of the original Krauss Maffei 630 mm bore extrusion line in 2013.

“Our big bore lines are so highly occupied at the moment that it has resulted in a significant lead time, which is the main motivation for us to install another large-bore line,” says Snyman. For example, DPI Plastics is

Leading manufacturer of PVC and HDPE water reticulation and drainage pipes, DPI Plastics has embarked on various capital-intensive projects to boost the quality and productivity at its Johannesburg and Belville manufacturing facilities



supplying 630 mm pipe for a major irrigation project in Zambia at the moment.

Snyman adds that, in addition to the new big bore line, DPI Plastics will also be adding a new smaller extrusion line dedicated solely to research and development purposes, which makes the company unique among pipe manufacturers in South Africa.

“This will not only speed up the production process for new products, but also intensify our focus on innovation as a company strategy. Actually no other pipe manufacturer has these kinds of facilities for research purposes, and neither does anyone else make a similar kind of significant investment in ongoing research and development,” concludes Snyman. ■

Exploring African markets

SA Quantity Surveyors should broaden their scope of operations beyond our national borders, says Grant Hechter from Synergy Property Solutions.

Hechter and his Senior Associate Bruce McNicol have worked on several multi-million dollar developments in the Seychelles, Kenya, Tanzania, the UAE, and also St Helena. As an accredited member of the Association of SA Quantity Surveyors (ASAQS), Synergy, provides project management, quantity surveying and property developments.

“We have completed work on the US\$150 million Kempinski Seychelles Resort.” The company recently concluded the budgets and detailed design for the new Pangia Beach

development. The project recently won an award for the Best Residential Development at the African Property Awards,” says Hechter.

Synergy managed to secure a firm foothold in the Seychelles market thanks to its past association together with The Mantis Collection, an Eastern Cape group that has developed exclusive game lodges and hotels in Africa and other countries including the UK.

The Kempinski Resort was developed by European Hotels and Resorts and The Mantis Collection as the Development Manager because of its expertise in hotel developments.

“Between the Seychelles and St Helena, Synergy has gained experience in working in remote locations

and the impact that such locations have on overall building costs.

Availability of labour, procurement, shipping, duties, customs clearance, currency fluctuations, accommodation and general transport are issues that have a major impact on the overall building costs.

Synergy is also handling quantity surveying for the new Melia Lodge in the Serengeti, another very remote location, which - as first phase - calls for the completion of a 40 km access road before any construction work can start,” he adds.

Synergy believes South African quantity surveyors should seek more opportunities outside our borders and not be daunted by working in other parts of Africa. ■

NEW VINYL TILES FOR WELLNESS CENTRE

KBAC Flooring's new Vanguard Collection luxury vinyl tile (LVT) range is a dominant design feature of the new Discovery Executive Wellness Centre in Sandton.

Vanguard's vinyl tile range was selected as both floor and wall covering of Discovery's new facility at 27 Fredman Drive. The centre utilises state-of-the-art equipment for fitness, nutrition and general health assessments carried out by a team of highly qualified medical experts.

Dave Keefer, Business Development Manager of KBAC Flooring, says the company supplied and installed 300m² of the Plantation range Fever Tree wood colour for the walls of the Discovery Executive Wellness Centre, and 150 m² of Plantation's Fever Tree and Aged Teak wood colours for the floors.

Keefer says that the Plantation range forms part of the Vanguard Collection's heavy-duty commercial range, and is available in eight wood colours. "The planks are 1,2 m long and 189 mm wide. All colours feature registered embossing - a 'first' for KBAC heavy-duty commercial LVTs. Registered embossing in the LVT wear layers follow the pattern of a wooden surface to visually create a realistic, wood-grained effect on the entire floor. To cope with the heavier traffic Plantation has a 0,55 mm thick wear layer," he explained.

To comply with the client's stringent health and hygiene requirements, KBAC Flooring used a special adhesive with low Volatile Organic Compounds (VOCs) as well as low odour and solvent content. "The adhesive has exceptionally strong bonding characteristics, and spreads like butter - a welcome feature when it came to the application of the Vanguard LVTs on the walls which earlier were primed with an additional adhesive to maximise bonding. The unusual and innovative design was created by Stacey-Lee Strydom, Discovery's Group Facilities Space Planner," says Keefer.

Strydom comments that the



design philosophy was to create 'timeless and elegant space with a natural flow to take clients through a wellness experience from start to finish'. She adds: "To make the space look and feel luxurious, exclusive and organic, we specified natural textures and tones - incorporating a lot of wood - to bring the outside, inside. KBAC's Vanguard Collection was the obvious choice for the floor and wall finishes because it brought a beautiful, realistic wooden texture to the new facility without the need for the high maintenance which natural wood would have required.

The Vanguard colours specified complemented the space perfectly and we are very impressed with the end-result."

KBAC's Keefer says the flexibility of the Vanguard Collection tiles was also an important factor in the design.

"There are a lot of curved walls in the Wellness Centre and the LVTs' capacity to effortlessly shape itself around the walls was very important. The registered embossing of the tiles follows the grain of each plank of wood and produced a most authentic look. This texture is particularly dominant on the walls." ■

Advanced Concrete Technology course

The internationally acclaimed qualification is presented by the School of Concrete Technology (SCT) and examined by the Institute of Concrete Technology (ICT) in London.

The course is held every two years and over the past 24 years, 77 delegates have passed and received diplomas.

Lecturer at SCT, John Roxburgh, says South African students have, in fact, often excelled in this formidable course, with this country producing top global students in the past.

“The ICT is a professional affiliate body of the UK Engineering Council and it promotes concrete technology as a recognised engineering discipline. It also sets high standards and requires its members to abide by a strict Professional Code of Conduct, thereby enhancing the engineering profession further.

“Delegates who pass the two ACT examinations this year, as well as an intensive research project will receive the coveted ACT Diploma. This qualifies them for Corporate Membership of the ICT and entitles them to write the letters ‘MICT’ after their names. Several of South Africa’s leaders in concrete technology have had careers launched and boosted through successfully completing this challenging course,” added Roxburgh.

He says it is recommended that students wishing to enrol for the 2018 Advanced Concrete Technology

The Concrete Institute’s School of Concrete Technology will be presenting the Advanced Concrete Technology (SCT50 ACT) diploma course.



Delegates and lecturers: Back row from left to right: Lindsay Engelbrecht (Sephaku Cement), Matthew Dalton (private student), Jake Riley (Aveng Grinaker-LTA), Sipho Modzuka (Gibb), Jacques Steyn (Roadlab Prehab JV), Xolani Gumbi (AfriSam SA), Matthews Magwaza (student), Jurgens Nel (Pennypinchers, Windhoek) and Amith Ramkilawan (Lafarge SA). Front row: Professor Pilate Moyo, (lecturer), Bryan Perrie, (The Concrete Institute); Nyaradzai Makwindi (student) and Mantwa Morake (Lafarge SA).

course use 2016 to complete the SCT41 and SCT42 Concrete Technology and Construction correspondence courses. “Passing these courses will not only ensure that the student meets the entrance requirements for the ACT course, but the training is

also excellent preparation for the ACT course,” concludes Roxburgh.

For further details, contact Rennisha Sewnarain on email: rennisha@theconcreteinstitute.org.za or call 011 315 0300 or visit www.theconcreteinstitute.org.za ■

Corobrik’s new marketing manager

Leading brick manufacturer, Corobrik, has appointed Pulane Isabella Twala as Marketing Manager.



Pulane Isabella Twala

Twala is focused on making Corobrik the number one brand choice for clay brick and paving products.

According to Corobrik’s Commercial Director, Musa Shangase, Twala’s key responsibilities are to oversee the company’s public relations functions, above-the-line marketing and brand management.

Twala added that the marketing team are doing a great job for the brand, “And, I am looking forward to continuing this legacy, revitalising tried and trusted strategies and introducing new ideas where needed.”

Before joining Corobrik, Twala was Marketing Manager for the JSE-listed Aveng Group- Manufacturing Opera-

tions of construction, infrastructure and engineering companies. She was responsible for managing all marketing activities for the group’s six business units, with a focus on promoting the brand.

Prior to that Twala was Head of Marketing at South African National Blood Service for five years. She was responsible for stakeholder relationship management, building partnerships and networks with the media, large corporations and institutions.

Twala has held a number of key advertising and marketing positions and considers herself a marketing-all-rounder, capable of implementing corporate identity programmes as well as change management. ■

New Aurecon CFO

Engineering and consulting firm Aurecon's Global CEO, Giam Swiegers announced that Andrew Muller had joined Aurecon as its Chief Financial Officer (CFO) and as a member of its Executive Committee effective from 1 February 2016.



Andrew Muller

According to Swiegers, "The engineering and infrastructure industry faces huge change and challenges over the next few years. A high performing finance function is essential to drive our business forward. Andrew Muller's extensive industry experience, combined with his strategic thinking and operational expertise, will help us achieve significant financial outcomes and drive business growth."

Muller joins Aurecon following an 18 year career with Lendlease, where he held a range of senior financial management positions and most recently as CFO of its Australian Construction & Infrastructure business.

Muller says that he is excited to be joining an organisation with a CEO that embraces change and values the

contribution that Finance can make to the future of a business. "Aurecon is a dynamic global business on a pathway to growth and transformation. In a commoditised market, subject to disruptive technology, it has recognised the need to respond to the constantly shifting business landscape, to be organisationally agile while differentiating itself from its competitors."

Muller's focus on driving change is to ensure that Aurecon has the ability to produce enhanced profit and growth for the company and their clients. This appointment follows the decision of Aurecon CFO, Tony McCusker to step down from the CFO role and to continue working for on a part time basis. ■



Michael Shirley

Shirley joins Aurecon

Aurecon's Global CEO, Giam Swiegers has welcomed Michael Shirley to Aurecon as Managing Director: Clients, and a member of Aurecon's Executive Committee.

Shirley is one of the industry's most respected business leaders, says Swiegers, "We are delighted to welcome him to Aurecon where he will drive our global account management. This includes leading a programme which will harness innovative thinking to drive excellence in how we engage with our clients."

He joins Aurecon from Jacobs, where he was most recently Group Vice President ANZ Infrastructure and Environment. Throughout his career, Michael has worked with clients on large infrastructure projects and in global delivery across Asia Pacific, the Americas, and the Middle East.

Shirley says that there is an opportunity to rewrite the rulebook on how professional services firms engage with their clients. "Rather than just responding to a design brief this may mean a deeper collaboration with clients to better identify their challenges and together create a more innovative solution. With population growth and rapid urbanisation driving an infrastructure deficit in our cities, there is an opportunity for collaborative design thinking that can deliver a wider range of community benefits," says Shirley. ■

Aurecon's bold innovator



Maureen Thurston

Global CEO of Aurecon, Giam Swiegers has announced the appointment of the Chair of Good Design Australia Maureen Thurston as its new Global Design to Innovate Director.

Swiegers says that the increasing challenges in business make it essential that companies prepare themselves to thrive in a future that is as yet unwritten.

"As with all races, the winners will be those with the foresight to anticipate the full spectrum of changes disruptive technology may bring about; and see this disruption as a chance to innovate. For Aurecon, that means finding new ways to transform our clients' businesses and help them become more competitive through innovation," says Swiegers.

He adds that "Innovation is grounded on deep technical expertise, but it's not enough to invest in being 'smart' – we need to foster creativity, challenge the 'status quo', explore and experiment to envision what's possible. We will achieve this by creating a culture of 'design thinkers' at Aurecon."

Chair of Design Australia and an Adjunct Professor at UTS, Thurston is an industrial designer, educator, entrepreneur and author, with over 30 years of design experience. ■

Construction sector's guide to survival in 2016

Maluleke said that government spending on infrastructure started to slow down after the global economic collapse at the end of 2008. However, private sector investment had remained buoyant.

Addressing members of the Master Builders Association North, Maluleke said, "However, there are strong indications that property developers will have to take a more cautious approach forward. This will have a knock-on negative impact on the order books for architects, consulting engineers, contractors and the entire supply chain."

He explained that current projections of 0,9% GDP growth rate in 2016 will mean that the building industry is going to have to search much harder to find work. Many of the economic woes of the country is due to the dismal state of the world economy as well as local circumstances such

The construction industry is facing an extremely challenging year according to ABSA economist, Miyelani Maluleke.

as the severe drought. This will inevitably increase food imports and place further strain on the consumer. For example the price of maize is now already 150% higher than a year ago.

"Confidence is weak across all income groups and the consumer is not going to supply the growth that the economy needs."

The situation is like a double-edged sword considering that dwindling water and electricity resources will also eventually curtail private sector property developments. "Dam levels have fallen by 55%. It is not a crisis yet - but it's very difficult to predict what lies ahead," says Maluleke.

Maluleke said that rating agencies were not comfortable with the state of the South African economy and were

keeping a close eye on the current scenario.

He warned that this, together with a rapidly increasing public sector wage bill and social grants, would lead to an increase in taxes. Although it was highly unlikely the public sector would reduce its wage bill in an election year, but rather opt for a more 'politically-correct' package by cutting spending on infrastructure.

"Perhaps the building industry will follow the civil engineering sector that is pursuing lucrative contracts across the country's borders. But, choose the African destination carefully as the drastic drop in the price of oil has left many countries in a very precarious economic situation," concludes Maluleke. ■

CEDIA Awards 2016 call for entries

CEDIA members have been waiting for the green light and they now have it. The association has announced that CEDIA Awards 2016 is officially open for entries. The CEDIA Awards recognises and promotes high quality system design, installation and integration within the smart home industry. Entries are open to all members across the EMEA region and entrants have until Monday 18th April 2016 to complete and submit their online entry forms.

Established in 2006, the prestigious CEDIA Awards celebrate excellence in home technology design,

installation and integration across the EMEA region (the UK, Europe, Africa, the CIS & Russia, the Middle East, India and Pakistan).

To enter this year's awards, candidates must visit CEDIA's dedicated awards website www.cediaawards.org/enter to access the online entry form. Details of the online entry questions and required documents, along with information on all categories, criteria, rules and helpful tips to win an award are also available online.

The 2016 categories include: Best Multiple Scheme for a Property Developer; Best Integrated Home

under £100,000; Best Showroom; Best Custom Solution and Best Lighting Scheme. CEDIA members will also be invited to vote for their Best Trade Supplier, Best Training Initiative by a Trade Supplier and Best Innovative Product in a special online poll organised as part of the scheme.

Judged by leading experts in the smart home technology industry, the CEDIA Awards has become one of the highest accolades, with past finalists and winners benefitting from new business and strong credibility among peers as a result of the scheme. ■

Most bankable PV manufacturer

Trina Solar has been named as World's Most Bankable PV Module Manufacturer, by Bloomberg New Energy Finance (BNEF).

The BNEF survey shows that key PV stakeholders were asked about 50 different PV brands. Of these 100% of respondents said that Trina Solar was the most bankable, confirming the company's position as the leading manufacturer of solar PV modules.

BNEF identified which module manufacturers are most likely to obtain non-recourse debt financing by commercial banks. Survey participants included banks, technical consultants, engineering contractors, asset managers and independent power producers (IPPs) from all around the world.

The report details how Trina Solar modules were used in more debt financed projects than any other manufacturer's modules since the start of 2014, having secured funding for more than 1.2 GW for 15 different projects tracked by the BNEF. The database contains almost 14 000 solar finance companies worldwide.

Commenting on the report, Teresa Tan, Chief Financial Officer of Trina Solar, said: "Trina Solar prides itself



on the sustainability and strength of its way of doing business and this latest acknowledgement of our leading bankability comes as a logical result. We always strive to deliver bankable PV solutions that are innovative and will provide the best returns for our customers. We have invested heavily and will continue to invest, in the quality and performance of our PV modules to ensure that they can deliver the highest yields in the short and long term."

She added, "As a company we are fully committed to furthering the advancement of affordable, clean and sustainable renewable energy across the globe, which has contributed to our success to-date. Trina Solar now stands as the largest manufacturer of PV modules in the world, and we fully intend on maintaining our market-leading position as we pursue further growth both in established markets and emerging ones." ■

Country manager in Angola

Aurecon has announced the appointment of a new Country Manager in Angola, Carlos Seara will be responsible for over-



Carlos Seara

seeing all of the company's business operations in Angola from 1st March 2016.

Seara has 20 years of experience in the engineering industry and will be taking over from Tony Barreto dos Santos, who is retiring. He specialises in working with open-graded asphalt and porous asphalt wearing courses using SBS and SBR modified bitumen, and was involved in the Strategic Highway Research Program (SHRP) in Portugal. He has also worked in different countries across Africa.

"We believe that Seara's energetic, highly capable approach to handling complex challenges as well as his financial acumen. Seara will ensure that the services we offer are highly competitive and produce the results we all aspire to," says José Miranda, Regional Manager Africa West Coast.

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