

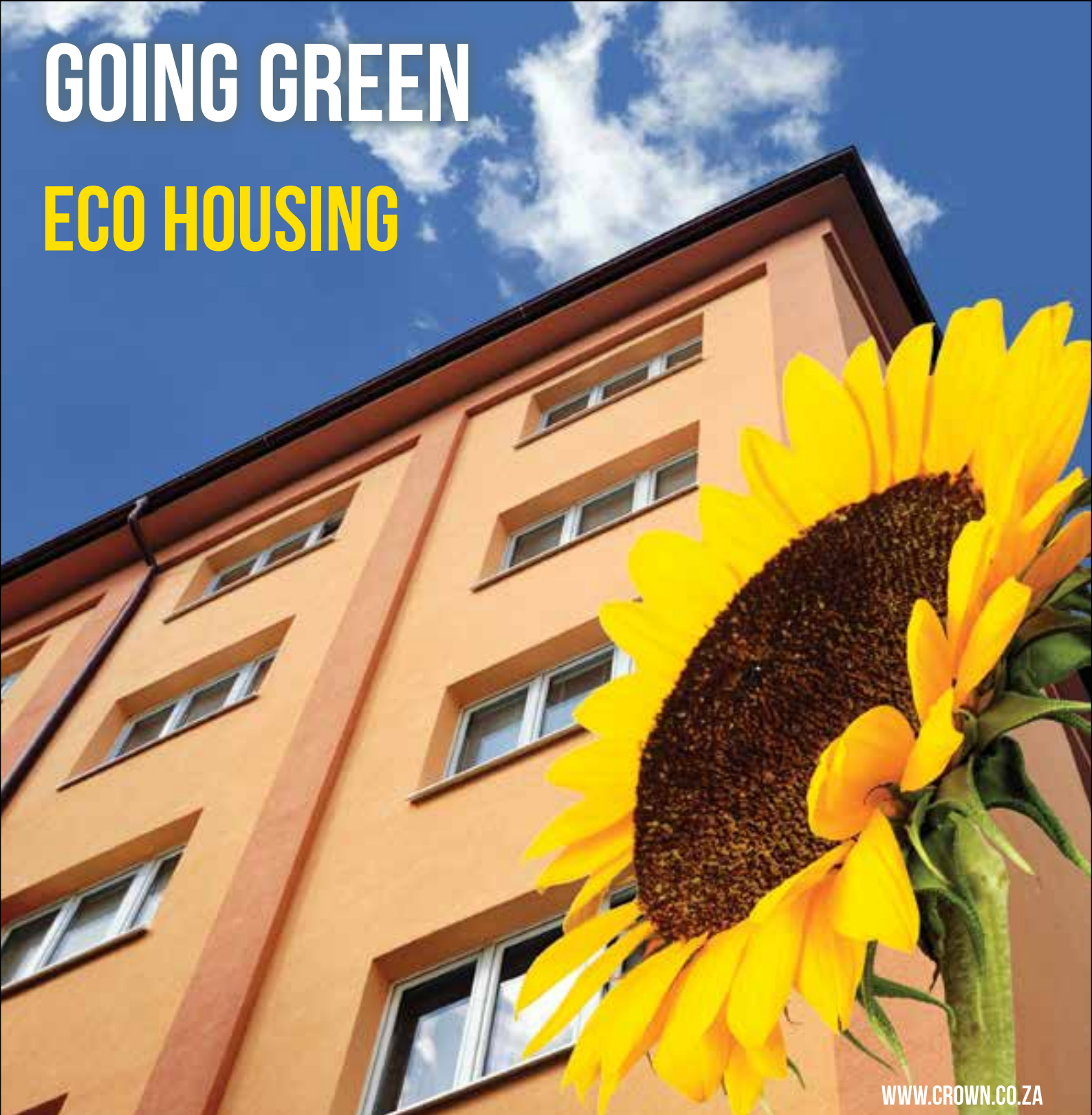
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Going green – a fiscal affair

The new energy efficiency and green building SANS 10400 XA building legislation has rolled out and it comes with a hefty price tag. Going green is proving to be a costly affair with the Gauteng Province escalating the cost of a fully subsidised RDP house from R63 000 to R110 000 to factor in solar geysers, heat pumps, roofing and ceiling insulation.

Walking the narrow line between being compliant and delivering housing is proving a tricky task as most of the municipalities in the country can't afford to implement the legislated measures.

The country's richest economic hub has a total of R4 billion to spend on housing this year and at the new subsidy rate, this equates to 19 589 units only. With a provincial housing backlog in Gauteng of 500 000 citizens entitled to fully subsidised housing, the 2014 housing target will fail to make a significant dent. The provinces' inadequate budget and fiscal constraint would need to expand exponentially to half a trillion just to meet Gauteng's housing needs!

However, there is a great deal of interest by foreign development agencies and governments keen to partner with South Africa's energy sector to provide quality products.

Delegates from the European Union listened attentively to South African government officials and NGOs discussing energy initiatives, at 'The Status of Energy Efficiency in the Housing Sector of South Africa' two day workshop, held in Johannesburg recently.

Director of Quality Assurance for the Gauteng Provincial Department of Human Settlements, Phumzile Maseko Seipobi revealed that there have been Alternative Building Technology pilot projects that have failed due to the lack of training required in order to roll out the manufactured products. Read more on page 21.

Dirk Laubscher, Area Project Manager for Housing at the African-based mining group Exxaro, shared his views on energy efficiency and says that in a country where brick and mortar is often the preferred material of choice, it was important to look at the entire value chain - energy used to produce bricks, the impact on the carbon footprint and to research ABT building materials and low

maintenance products. Exxaro have built 797 eco houses to provide home ownership opportunities for 1 124 mine employees. More on products specified on page 23.

Kevin Nassiep, CEO of the South African National Energy Development Institute told the energy conference delegates that former President Mandela endorsed energy efficiency and had his Houghton home, that he shared with his wife Graca, retrofitted. One Sunday evening Kevin received a call saying that there was a problem with their state-of-the-art solar water heater.

Madiba and Graca were returning from Mozambique that night and water was coming through the ceiling. In desperation Kevin contacted a plumber and had it fixed. As the plumber drove out, Madiba and Graca arrived and Madiba thanked him for coming out on a Sunday evening. He also asked him how much he owed the plumber, 'Nothing - this was the most incredible experience of my life', said the plumber. Kevin says that the end result was that Madiba was always happy to endorse energy efficiency. The Institute would like an energy efficiency tax incentive introduced that would benefit consumers directly. We hope Treasury will take up the suggestion and encourage more people to go green!



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GEWISS

The Zen

The design of the new uMhlanga Ridge Town Centre, KwaZulu-Natal has focused on a public environment that is accessible to all, safe and convenient for pedestrians, attractively landscaped, managed and maintained. The architecture embraces an eclectic, contemporary approach which appeals to people of all ages.

The area includes Gateway at the epicentre and with a 5 ha green belt running alongside with beautifully landscaped green lawns, shady trees and a large natural freshwater pond. Security and safety in the Newtown precinct is of a high standard, with 24 hour CCTV surveillance and patrols. A further advantage is the close proximity of King Shaka International Airport, a few minutes away, as well as office parks in the La Lucia and uMhlanga areas.

PGP has secured the mandate for The Zen, 61 residential apartments and 12 offices and retail units, which are being sold off-plan.

Elwyn Schenk from PGP says: "With its trendy clear lines and central location in the heart of uMhlanga Ridge Town Centre, The Zen is already proving immensely popular. The project is due for completion in August 2015.

"So far the development has attracted a mix of young buyers seeking to gain a foothold in the property



The Zen, a mixed-use development, has added a new dimension to uMhlanga Newtown living. Within the first two weeks of the launch 25 apartments were sold through Pam Golding Properties.

market for a modest price, as well as buy-to-let investors wishing to achieve a good return on investment. The block represents excellent value for money with 42m², one bedroom, one bathroom apartments priced from R695 000.

The apartments are open plan with quality fittings and all units include a laundry room. Most units include a small storeroom and patio area, together with one or two secure covered basement parking bays.

The first floor of the building has a gym, swimming pool and an open garden. The layout of The Zen allows for ample visitors' parking.

The mixed-use development includes a retail and commercial component on the ground floor comprising 12 commercial or retail units, each 100m² in size. Schenk adds that given the position, appealing modern design and reasonable pricing, demand is brisk. For further information, contact PGP on 031 561 5300. ■

NHBRC fine Ladybrick R1,4m

The National Home Builders Registration Council (NHBRC) has imposed a penalty of R1,4 million on home builder Woodglaze Trading, trading as Ladybrick.

The NHBRC Disciplinary Committee found Woodglaze Trading guilty of 96 counts of contravention of the Housing Consumers Protection Measures Act. The council's CEO Mongezi Mnyani has welcomed the outcome of the hearing emphasising that the NHBRC will not tolerate any shoddy workmanship from homebuilders. "We are enforcing our legislative powers through instituting disciplinary

proceedings against builders who do not comply with the law."

During a routine inspection of 96 residential units in Newlands West, KwaZulu-Natal, it was found that Woodglaze Trading had failed to enrol the housing project. The act states that all new homes must be enrolled with the NHBRC 15 days prior to construction.

The Disciplinary Committee found that: Woodglaze Trading had acted to the detriment of housing consumers who would have no recourse or protection should defects occur.

The builder had a pattern of enrolling projects late and had not shown any remorse for this conduct. The builder could have voluntarily



enrolled the projects but failed to do so. Woodglaze Trading has 30 days to pay the fine or face further action.

The NHBRC has been mandated by government to provide protection for housing consumers and to regulate the home building industry. For more information: www.nhbrc.org.za ■

Bardale Village



The completion of the Bardale Village crèche and school will add value to the integrated lifestyle village.

With the demand in Kuils river for schooling and care facilities, the developer Integrated Housing Developments (IHD) took the decision to create a crèche, in Bardale Village. Almost 60 children of a possible 140 children have already been enrolled at the independently run crèche, which will be fully operational during April 2014, according to Michael Bauer, Managing Director of Integrated Housing Property Consultants (IHPC), the estate agency marketing the village.

Built in a Cape Dutch style the crèche has an open courtyard with an ample play area for children. Two

large trees on the original site have been kept for shade in the courtyard.

“Many people don’t realise what Bardale Village looks like on the inside of the perimeter fencing,” says Bauer.

“There are a number of green areas that have been created in-between the houses and the roads are wider than most housing developments. This creates a feeling of open space, rather than high density housing where the units are built on top of each other.”

“Further additions include the completion of the new high school and two retail shopping centres

directly opposite the main entrance to the village,” says Bauer.

Of the 939 units completed during Phase One and Two, only 120 are still available for sale. Phase Three includes semi-detached one, two and three bedroom houses and apartments, with prices ranging from R464 000 to R755 000.

“We have worked hard to create a family-friendly environment at Bardale Village. It offers a safe, secure environment for children and many of the residents take pride in their gardens,” Bauer concludes.

For further information contact Bardale Village on 021 909 0301. ■

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Crystal Park



The joint venture between Acutts Property Group and investment company Motlekar will provide 18 000 housing opportunities. This conservatively translates into a R5 billion injection to the local economy with spin-offs and job creation expected in land surveying, building and construction, materials and administration, as well as sales, mortgage origination, conveyancing and property transfer value chain.

Group Five will develop and build the units. The Benoni housing estate consists of a range of sites from 300m² to 714m². The properties are geared to first time buyers and middle income earners, typically households earning from R13 500 to R25 500 per month - to secure bonds between R450 000 and R850 000. This is in line with government's proposed economic zone requirements for newly-established developments.

Acutts Chairman, Pat Acutt, says

Crystal Park, an affordable housing development in Johannesburg aims to provide sustainable accommodation for the low and middle income market. Phase One is due for completion in April 2014.

that in Phase One of the 300 units and 193 houses have been completed and the rest during April. Crystal Park comprises 4 200 housing opportunities, which will roll out over a five year period. "The new owners are already upgrading - landscaping gardens, building boundary walls, installing electronic gates and erecting carports or garages. Residents have also established a local community policing forum."

According to Acutts a number of potential buyers failed to secure mortgages as a result of being black listed. He says where a person was in arrears on an account or had a judgement and had shown a lack of willingness to honour the debt, that their position was unlikely to

change in the future.

"It is important to understand that as a black listed person, even if the debt has been paid in full that, the negative listing remains on record for a period of two to five years."

Acutt advises potential homeowners to save a deposit - this demonstrates a commitment to saving and reflects well in their favour when the bank makes an assessment.

"The greater the cash portion or deposit provided on a purchase, the lower the bank's risk and they will view the application more favourably. It could also affect the interest rate offered on that bond repayment," he says.

For more information contact email: bertusviljoen@acutts.co.za ■

Cash for entrepreneurs

Minister of Finance, Pravin Gordhan has managed to provide personal tax relief of R9,3 billion to cash-strapped consumers in the 2014/15 financial year, says Dr Andrew Golding, CE of the Pam Golding Property group.

"The R6,5 billion allocated over three years to support small and medium enterprises is also a step in the right direction, coupled with the news that the turnover tax regime will be amended to further reduce the tax burden on micro-enterprises, as this will further encourage entrepreneurial endeavours and hopefully,

job creation." Golding adds that from a property market perspective, it is disappointing to note that there was no property specific tax relief or schemes introduced, particularly for first time home owners. However, new spatial plans for cities, upgrading informal settlements, increased social infrastructure and improved public transport, coupled with the announcement of 216 000 houses to be built, is positive news says Golding.

"The introduction of an integrated city development grant to the tune of R814 million over the medium term - to strengthen long-term city planning

and encourage private investment in urban development - is encouraging; as is the R3,9 billion allocated to capacity building programmes including upgrading human settlements, in the Medium Term Expenditure Framework targeted at small towns and rural municipalities.

"Since the start of 2014 the property market has generally been characterised by an air of positive sentiment, increased activity levels with a marked shortage of stock in many areas around the country and brisk sales, despite the recent 0,5% interest rate increase. ■

South Breeze

South Breeze, a lifestyle village in Strandfontein will provide 83 residential housing opportunities.

The Asrin Property Developers project will offer housing opportunities from R599 900 including transfer costs and VAT. The sizes vary from 60m² for a two bedroom unit to 68m² for a three bedroom. Energy saving measures include solar powered geysers and thermo-efficient roofing insulation. The kitchens are fitted with granite countertops, built-in ovens hobs and extractor fans. Buyers have a choice of ceramic tiles or carpeting in the units.

The project has allowed for a guardhouse at the entrance should the HOA decide to employ a security



service to patrol the walled perimeter. Asrin plans to landscape the project and develop a wetland area to attract birdlife and enhance the environment.

The existing public library and community clinic adjacent to South Breeze will be repainted by Asrin and the developer plans to landscape the open areas surrounding South Breeze. As part of the upgrade, two parks

will be established either side of the entrance for the local community and residents. Services, civis and infrastructure will roll out during the third quarter and buyers will take transfer once the units have been completed.

All four big commercial banks will provide 100% finance for qualified buyers.

For further information, email marketing@asrin.co.za ■

Pinnacle Park

Gauteng based construction company, Genesis Projects, will provide a number of housing opportunities on the West Rand. The latest development, Pinnacle Park, sold out since construction started.

Since the successful roll-out of the affordable projects at Galloway Manor, Whispering Pines and Wilson Manor, Genesis Projects recently launched Phase Five of Forest Acres and Saddle Rock.

Projects Manager, Brian Scannell told Housing in Southern Africa that there has been a steady demand for housing at Forest Acres and Pinnacle Park offers exactly the same plan, units and sizes but the units are priced from R809 900 to R849 99.

Both projects offer 52 freehold double storey plot and plan units. The three bedroom, two and a half bathroom units with private garden and double lock up garage. However at Forest Acres the units cost from R819 000. The sizes vary from 125m² to 142m² with transaction costs included. All the units are fully

walled and have private gardens. The pet friendly complex is due for completion by December 2014.

Saddle Rock has 51 sectional title units in three storey walk-ups. The units vary in size and range from two bedroom one bathroom to three bedroom two bathroom apartments, with either a covered patio or balcony with a built in braai. All the sectional title units have covered parking bays. Prices range from R539 900 to R639 900, including VAT, transfer costs and attorneys' fees.

Genesis Projects has built over 10 000 homes in 20 years and has its own bond origination division, as well as an in-house legal team for conveyancing and registrations. "We aim to offer quality homes at the right prices and in the quickest time frame possible, without compromising on quality," says Scannell.

For further information, email: brian@genesisprojects.com ■





DEVELOPERS RIGHTS IN SECTIONALS

In a sectional title scheme, provided for in the Amendment of section 25 (1) of the Sectional Titles Act 95 of 1986, a developer can register the right to extend a sectional title scheme.

The legislation states: “A developer may, subject to the provisions of section 4 (2), in his or her application for the registration of a sectional plan, reserve, in a condition imposed in terms of section 11 (2), the right to erect and complete or include from time to time, but within a period stipulated in such condition, or such extended period as may be agreed upon by unanimous resolution of the body corporate and bondholders, from time to time prior to the expiry of the stipulated period, by way of a bilateral notarial deed, for his or her personal account -

- (a) a further building or buildings;
- (b) a horizontal extension of an existing building;
- (c) a vertical extension of an existing building

According to Lanice Steward, Managing Director of Knight Frank Residential SA, in many instances the right

of extension has been registered but the developer has no intention of ever exercising this right. There could be an extension registered that the transferring attorney, body corporate, the seller or agent is aware of.

Steward suggests that the body corporate should in fact have this cancelled. This will, she says, affect the values of the property, even though the chances of the extension being built are slim. All parties involved must be made aware of the situation.

The agents, attorneys, body corporate, buyer and seller should know so that an informed decision can be made as to whether or not to continue with the deal.

In some cases where properties have been rezoned, problems can arise where originally the developer had the right to build a three storey apartment block but on reassessment of the new zoning regulations

he is now entitled to build a 16 storey apartment block. If there has been no stipulation of the time frame of the extension and no limit placed, the developer can then exercise his right to continue to build upwards and the owners of the block can do nothing about it.

It is important to check, before signing an offer to purchase in a sectional title scheme firstly whether there is a right of extension in place and secondly whether a time limit has been set. If there is no date or limit to the number of years, this right could be exercised at any stage.

Another important fact is that the developer does not necessarily have to develop the extension but can sell this right to another developer.

The Sectional Title Act was amended last year to say that, should the developer decide to use the right of extension, then current owners of the scheme are entitled to compensation, should there be any damage to their property in the course of building onto the existing building.

Unfortunately, if the right to extension is open-ended, there is nothing the owners can do to prevent it being exercised.

For further information contact Lanice Steward on 021 671 9120. ■

CRU for Hangberg



Outspoken politician and Executive Mayor of Cape Town, Patricia de Lille, said that in order to alleviate the housing problem within the Hangberg community, the City of Cape Town has purchased four sites in Hangberg for affordable Community Residential Units (CRU) rental stock.

Currently, the city has 200 rental units in Hangberg. The development of the first two sites zoned for general residential use will provide 142 units in close proximity to employment opportunities, transport nodes, social amenities and schools.

The CRU development will provide an affordable, safe environment for families and includes landscaped gardens and open area for children to play. CRU projects represent an

important part of rebuilding a community where there are serious and significant challenges relating to conflict resolution and pressing social issues.

The current project will roll out in two phases, with each phase adding 71 units.

It will take 15 months to complete after the installation of civil works and bulk infrastructure.

Phase One, which will cost R39 million, forms part of the Expanded Public Works Programme. Phase Two will commence mid 2015 and when further approvals have been granted tenders will be awarded.

De Lille said that the City of Cape Town has committed itself to the broad goals of redress and reconciliation and for this reason the

community of Hangberg has been included in the CRU programme. "Most of the residents have felt the harsh end of policies of racial separation and discrimination. In 2010, the relationship between government, the police and the community of Hangberg suffered a serious breakdown."

She says that the province and the city have committed to adhere to the court ordered mediation process.

"We have worked with the Peace and Mediation Forum to make peace in this community possible. We have held numerous meetings and engaged in a healthy exercise of give-and-take in our efforts to respect one another through a broad programme of collaboration. We are cementing our relationship for the future." ■

City cancels contract

owing to non performance the City of Cape Town has cancelled a contract with Lumen Technologies for the implementation, operation and maintenance of the city's control centre. The contract included the supply of hardware and software for the operation of the MyCiTi bus service.

The contract also included the scheduling and monitoring of MyCiTi bus operations, such as automatic monitoring of buses by GPS to record their adherence to scheduled times. The R234 million contract over a seven year period also included contingency



allowances. Although a large portion of the infrastructure was installed and functioning, the final software validation and licence handover did not take place. This was despite additional time being provided by the city to the contractor.

The city then asked the contractor

to provide the Performance Guarantee but Lumen Technologies was unable to pay this to the city.

The City of Cape Town has taken steps to obtain another contractor to complete the work. In the interim, it will use manual methods to confirm that buses are operating according to contractual requirements.

The city manager is currently investigating claims of fraudulent invoicing by a subcontractor but this is unrelated to the reasons for the contract being cancelled. Bus operations and the roll-out of new services will continue as scheduled. ■

Overcrowding in rentals

When the number of occupants in a rented property is far above the levels allowed by the local municipality, the property deteriorates rapidly.

According to Tony Clarke, Rawson Property Group, when the unit is part of a multi-unit apartment complex accommodating a great many people, this can create havoc. Furthermore, the atmosphere in the area or the complex tends to become 'unpleasant' and in some cases even hostile.

With rents rising at approximately 7,5% per annum in all the major centres, landlords are in a strong position to crack down on illegal overcrowding.

He cited students and low income earners as amongst the worst offenders. "In areas like Hillbrow in Johannesburg, Berea in Durban and Observatory in Cape Town, rental fees, although much improved over the last two years, have still been relatively low. The tenant who signs the lease can then double up on the number of occupants in the unit, and often make a reasonable profit while providing 'affordable' rentals to others, who desperately need somewhere to live."

Although much has been

written on the subject, very few areas - even those with city improvement district initiatives in place - have been able to eradicate this.

"The problem tends to end up with the landlord, who will be held responsible for allowing the overcrowding to have taken place, even without consent. The landlords can find themselves between a rock and a hard place because the extra infiltration of tenants often occurs without their knowledge and the perpetrators, sometimes acting as mini landlords, resort to intimidation and threats of violence. This is especially the case where such people are involved in other illegal activities."

Clarke says that in his experience



it is usually necessary to get a court action against the illegal occupants and to then call in the police to handle the situation. For further information contact the Rawson Property Group on (021) 658 7100. ■

Put it in writing

According to rental housing common law, residential leases can be verbal and the only requirement is that the notice period be given in writing. However, this can lead to numerous problems, either in miscommunication or by some conditions being forgotten.

Verbal agreements have many interpretations as what has been said is based on memory and there is a strong chance that disputes arise.

The decision to phase out verbal agreements as per the proposed changes to the Rental Housing Amendment Bill, which is awaiting parliamentary approval, will make it law that all lease agreements be committed to in writing. The proposed changes

will place the onus on the landlord to ensure that the lease is in writing and will be legally enforceable. No oral leases will be valid once the bill has been passed. In a recent dispute, the landlord gave the tenant a substantial discount in lieu of maintenance that the tenant undertook to do. However, when the tenant moved out the amount of work that he had done, did not equate to the discount. When the landlord questioned the tenant, the tenant said that he felt that he had done enough in repairs and maintenance to the building, and as nothing had been written down, the landlord then lost out.

A lease in writing protects both parties.

Lease agreements not only stipulate the rental to be paid each month but both parties

know exactly what their responsibilities are in terms of looking after the property, the number of people allowed to live on the property and whether animals are allowed. Even post-lease changes or agreements such as repairs to the building, for example, security gate installation, should be noted. An email is acceptable, but whichever method is used, be sure it is done to safeguard yourself. For further information, email Michael Bauer at michael@ihpc.co.za ■





Townships vs suburbs

Former black township house price growth outperformed the house price growth of former 'white suburbs' during 2013.

According to John Loos, Household and Property Sector Strategist at FNB, in the 4th quarter of 2013, the FNB Former Black Township House Price Index for the six major metros – Ethekwini, Cape Town, Nelson Mandela Bay, Ekurhuleni, Joburg and Tshwane – rose by 7.6% year-on-year. This is slightly higher than the 7.1% revised growth for the previous quarter and higher than the 6.2% recorded for the entire market.

The difference between township house price growth and that of the higher priced suburban markets has been marginal. The 7.6% rate reflects

some real price growth above the consumer price inflation rate and thus a solid market where demand is well balanced by supply.

A portion of first time buyers enter the residential markets through the established parts of the former townships or affordable housing developments, many of which are in or around these township areas. From the point of view of those already owning homes, capital growth in real terms is normally welcome news.

However, those still wanting to acquire homes, ongoing real price growth caused by relative supply constraints is perhaps less good news at the lower income end of the market.

The year-on-year inflation rate in the Producer Price Index for Building Materials slowed to 6.64% year-on-year in January, from a peak of 8.4% in

October 2013. Loos expects the prime lending rate to increase to 10% by the end of 2014 and this will slow down residential demand growth across most markets.

Township house price growth may well keep ahead of the higher priced suburban markets, but it will remain in single-digit territory in 2014. Weak employment growth and building costs will constrain the level of new housing delivery but, in the long term a higher portion of households will be in formal housing.

The percentage of households in formal housing has risen gradually from 68.7% in 1996 to 76.6% in 2012. ■

Managing sectionals

Routine repairs, levy collection, retarring, security fencing, gates and painting are all necessary for sectional title schemes to maintain their property values.

The body corporate of the Punta Montana sectional title scheme in Elfindale faced a number of financial difficulties and approached Propell, a financial sectional title scheme and body corporate specialist.

According to Propell Operations Manager Mandi Hanekom, Punta Montana had a number of serious problems and the development was

in a state of disrepair. "Apart from the financial challenges, it needed urgent repairs and maintenance such as the re-tarring of the common area, security fencing and gates, painting, etc. They were also in arrears with the local municipality, as the owners failed to pay their monthly levies. The body corporate had insufficient funds to cover the municipal account," said Hanekom.

"This sort of situation can be serious as the municipality could sue for the arrears, a sale of execution could have led to these homes being sold by

the Sheriff in order to settle its account with the municipality." Within the first year of being on board, Propell took over the levy collections, provided the body corporate with three loans to settle the municipal accounts and worked with trustees to get the scheme into a good state of repair.

"Sorting out financial situations often takes a considerable amount of time and the turnaround period depends on how bad it is. It can take years to restore a sectional title development to a healthy financial position," said Hanekom. ■

IN THE BLACK

David Warmback
of Shepstone &
Wyllie Attorneys has
provided a summary
of some taxation
issues affecting
immovable property,
including those dealt
with in the budget
and certain proposals
in the pipeline.

Reits

The Real Estate Investment Trust (REIT), a listed company or trust that invests in immovable property, receives income from rental and distributes it to investors.

One of the tests to determine whether a company is a property company refers to the percentage value of the assets attributable to immovable property, as reflected in its financial statements in accordance with the Companies Act.

The act does not apply to foreign companies, but this will be rectified in line with international financial reporting standards.

Municipal taxation

The national framework for municipal taxation powers is determined by section 229 of the Constitution, which empowers municipalities to impose a property tax and surcharges on fees for municipal services, subject to national regulation.

However, in exercising their revenue-raising powers, it is stated that it is important that municipalities do not materially or unreasonably prejudice national economic policies and economic activities across municipal boundaries.

The Municipal Property Rates Act and the Municipal Fiscal Powers and Functions Act regulate municipal fiscal powers and functions. The Department of Cooperative Gover-

nance administers the Municipal Property Rates Act and monitors municipalities' compliance with the act and its regulatory framework. The Department introduced the Municipal Property Rates Amendment Bill to Parliament in September 2013 to strengthen the regulatory, monitoring and reporting provisions of the Act. This will improve its implementation and minimise legal ambiguities. Currently public hearings are being held to consider the Bill.

Development charges

The development charge, a once-off infrastructure access fee imposed on a land owner as a condition of approval of a land development, will substantially increase the use of or need for municipal infrastructure engineering services.

There is currently no legislation that adequately defines development charges and recognises their unique character as a multi-sector and

upfront infrastructure charge.

The National Treasury is currently amending the Municipal Fiscal Powers and Functions Act to incorporate the regulation of development charges. A national draft policy framework will give expression to the implementation of development charges in consultation with various stakeholders.

NDP

Government has adopted the NDP as the country's framework for economic and social transformation. The plan aims to accelerate growth to eliminate poverty and reduce inequality by 2030. Together with the New Growth Path and Industrial Policy Action Plan, the NDP lays the basis for economic transformation, stressing that change is required on many fronts to modernise the economy, address development challenges and improve the lives of South Africans. There will be extensive





support for smallholder farmers, rural employment programmes and land restitution.

PPPs

Government sometimes enters into Public-Private Partnerships (PPPs) that involve making land available to private parties. These arrangements are designed to support public-sector infrastructure projects, while maintaining state ownership of the land.

The Income Tax Act requires ownership of land before any depreciation can be claimed for improvements on that land. This stipulation does not take into account how depreciation or capital allowances may affect the viability of PPPs.

Government proposes that relief be afforded to improve the financial viability of these projects. In addition, the requirement of land ownership limits the incentive for improvements in urban development zones and industrial policy projects. The merits

of allowing deductions where the taxpayer is not the owner of the land will be considered.

Employer accommodation

The value of the fringe benefit for employer-provided accommodation is determined in relation to the 'rental value' representing the value of the use of the accommodation.

Depending on the circumstances in which the employer provided the accommodation, different methods are used to calculate the rental value. This has been calculated according to a specific formula using the income of the employee, known as the 'remuneration proxy', and the period that the employee used the accommodation; the aggregate of the total rentals payable and other associated costs; or the portion of the accommodation costs borne by the employer that pertains to the use

by the employee. It is proposed that the valuation of the fringe benefit resulting from employer-provided accommodation be reviewed.

As a first step, the focus will be on accommodation rented from an unconnected third party, and shared accommodation. Should the actual value of the use of the accommodation be less than the calculated rental value, the employer may apply for a tax directive from SARS for a lower amount. In instances where the employer provides rental accommodation sourced from a third party for an inbound expat employee, the calculated rental value is often higher than the actual value. As a result, employers often apply for a tax directive to ensure that the employee is taxed as a fringe benefit on the actual (market) value of the use of the accommodation.

It is proposed that if employer-provided accommodation is rented by the employer from an unconnected third party, the value of the fringe benefit should be the cost to the employer in providing the accommodation.

In addition, there is no apportionment available where employees share employer-provided accommodation. It is proposed that a form of apportionment be considered.

Transfer duty

No changes have been proposed to transfer duty rates for the 2014 year.

The rates announced in 2011 will therefore continue to apply for the following year. No transfer duty will be paid on properties with a value below R600 000. For property values above R600 000, the rate of transfer duty is 3% up to R1 million. For properties costing more than R1 million the rate is R12 000 plus 5% on the value between R1 million and R1.5 million. For properties over R1.5 million the duty is R37 000 plus 8% above that figure.

The rates for transfer duty for the following year therefore remain as follows:

Property value	Rates of tax
R0-R600 000	0%
R600 001 – R1 million	3%
R1 million to R1,5 million	R12 000 plus 5% on value between R1m and R1,5m
R1,5m and above	R37 000 plus 8% the value above R1,5m

PINOTAGE VILLAS



With Stellenbosch property prices at a premium and fuelled by increasing demand, there has been an excellent take-up of affordable properties at Pinotage Villas, in Klapmuts, Stellenbosch's new affordable residential hub.

The project was launched by Devco Property Developers at the end of 2013 and 60 of the 197 units have already been sold as savvy buyers realise the growth potential of this area.

Pinotage Villas will provide affordable housing opportunities in a previously disadvantaged area, says Devco's Development Director Johan Botha.

Devco has been involved in the Stellenbosch region for some time. "Klapmuts has huge potential for growth; Pinotage Villas is within walking distance of the train and transport nodes to Cape Town, Paarl and Stellenbosch."

Pinotage Villas has its own crèche on the premises and Klapmuts

Primary School is located nearby. A large retail group, Shoprite Checkers, shares Devco's optimism for the area and has acquired land to develop a new shopping centre, which is due for completion in 2016.

All the houses have been fitted with burglar bars. The secure development has ClearVu Invisible Wall perimeter fencing around the entire estate. "The fencing is aesthetically pleasing, and is constructed of high tensile mesh with apertures too small for finger or footholds, which makes it difficult to scale or cut. It is the most secure, durable and cost-effective security barrier available and adds to the attraction of our offering," says Botha. The development has a large open public space where children can

play safely. Solar geysers in all the units form part of Devco's support of green technologies in all its developments. The AVNA Architectural-designed project came on stream on time. West Coast Civils undertook the work under difficult, rainy conditions and managed to deliver a top quality product, says Botha. Adenco Construction installed the electrical reticulation. Each home has a paved driveway, a landscaped garden and roads are paved rather than tarred for versatility.

According to Winterbach Director of Devco, commercial banks support the development and offer 100% mortgage bonds. "We have a great relationship with Nedbank's Affordable Housing division and they are excited about Klapmuts long term prospects," he says. Pinotage Villas is the first residential project to roll out, and more will follow in the area. For further information email: johan@devcoholdings.co.za or go to www.devcogroup.co.za ■



Common ground

It is often necessary to create additional parking in sectional title schemes and the only way to do this is to convert common property for parking.

There have been instances where the need for more parking has been so high that swimming pools or gardens have been filled in or bricked over.

According to sectional title specialist Michael Bauer, this depends on what the owners want or need.

When the decision has been made to convert common property into parking bays, all due processes must be followed and the parking needs to be allocated fairly. It is advisable that the body corporate make this arrangement flexible, if possible.

The Sectional Titles Act allows for the letting of common property to unit holders, as long as the lease is less than ten years. Parking is always at a premium and the body corporate would need to be strict when managing these bays. Letting the parking bays will provide the body corporate with a steady income stream, they could create a rental pool, so that as bays become available they can be taken up by those who need them.

Bauer says that having a system like this does tend to alleviate the friction in a sectional title scheme where there is a shortage of parking. "If an owner decides to sell, the lease cannot be ceded to the new owner unless there is a specific clause stipulating it; the owner should also have the right to sublet the parking bay." The Sectional



Title Act, Section 17, deals with the letting and selling of common property. For further information email: Michael@ihfm.co.za ■



With a reputation for innovation and quality spanning nearly three decades, Cochrane International continues to pioneer with segment leading Physical Perimeter Security Barriers that deliver effective security to protect most assets.

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MANUFACTURER OF UNIQUE
PHYSICAL PERIMETER SECURITY BARRIERS**

COCHRANE
ClearVu
THE INVISIBLE WALL

FUNDING

HOUSING & ENTREPRENEURS

Boni Muvevi, newly appointed CEO of the Gauteng Partnership Fund, has spent a decade at the Fund. His background in the industry as Chief Investment Officer vast experience in project management and commercial property finance, has given him all the necessary credentials to lead it on a growth path.

Since 2002, GPF has tackled funding social, rental and gap market housing in line with its mandate from its capital funder and founder, the Gauteng Department of Human Settlements (GDHS). The GPF has created a niche market and partnership base and will continue to increase and address the housing challenges.

However, the global financial crisis' impact on the South African banking sector saw commercial banks pull funding for projects and reducing their risk appetite across all sectors.

Against this backdrop, Muvevi says that GPF has maintained its track record and continues to meet its housing sector targets. The final figures will be released shortly after the Auditor General report.

"The exception was the Entrepreneur Empowerment Property Fund. Our funding partner reached their limit and preferred exposure to property entrepreneurs and we now need co-partners on this project," said Muvevi.

He told Housing in Southern Africa, "We are also looking at our business model and that is key especially the issue of sustainability. Government has limited resources and it's important that our operational efficiencies and product mix responds to our market.

On the topic of social housing, Muvevi says, "It relies on availability of national grant funding through government's regulatory authority,

SHRA, but the project has to be developed first before the developer can seek funding from SHRA. If it needs a provincial top up or other services, GPF then become involved. There has been very little social housing activity in municipal areas outside Johannesburg and we have had to create forums to discuss social housing."

In an ideal world, he says, GPF would initiate and facilitate social housing

'We view entrepreneurs as the future in addressing housing challenges and to date have assisted 60 entrepreneurs to enter the market.'

projects in areas such as Diepsloot and Alexandra Townships. "So how do we unlock it? – it comes down to co-ordinating the funding! We need to find a way to ignite interest. Since the global financial crisis, we have had to focus more on the Development Financial Institutions (DFIs) such as the Development Bank of South Africa (DBSA), Trust for Urban Housing Foundation (TUHF) and the National Empowerment Fund (NEF), but all have had operational or financial challenges so there hasn't been much opportunity. We are hoping that other institutions will come up with creative funding mechanisms and we are developing broader based

partnerships. We are currently looking for more housing investors."

GPF has been tasked by province to explore the facilitation of funds for integrated housing developments between 6 000 to 10 000 units, mixed income and tenure. Muvevi adds that it's like building a new mini city. →→



Boni Muvevi



April 2014

HOUSING
in Southern Africa

He says that GPF has relied on developers approaching them instead of taking a more proactive role to provide social, rental and Gap market housing. With funding challenges he is optimistic that the GPF will not be limited to waiting on government as the only source of capital funding.

"These are the conversations that we have started having and are looking at ways to work around it to allow us to tap into other alternatives."

GPF is currently partnering with social housing provider Yeast City Housing to roll out projects in Tshwane. With the shortage of student accommodation, GPF is keen to investigate and find opportunities to partner in order to provide quality student accommodation.

"Our partner on the Entrepreneur Empowerment Property Fund (EPPF) was the National Housing Finance Corporation (NHFC), who reached their limit of preferred exposure to property entrepreneurs. We have now had to look at alternatives partnerships as our appetite to fund 100% is limited. We view entrepreneurs as the future in addressing housing challenges and to date the GPF has assisted 60 entrepreneurs to enter the market." But Muvevi aims to develop 100 entrepreneurs across the province. The innovative and creative programme funds previously disadvantaged individuals in order to contribute to social economic development.

On the subject of job creation, he says that there are massive spin offs from the professionals, agents, architects, contractors, sub contractors,

'Our next challenge is property management – as there are very few black-owned property management companies.'

engineers and post construction, maintenance and smaller businesses. What starts off as a one-man show will grow and that business will then require an accountant, cleaning crew, a project manager etc, and when quantified, that is a business that is sustainable and does not need further assistance except to go on to the next opportunity.

The entrepreneur can continue building and developing and creating housing opportunities and this will address the social issue and aid economic growth. A number of housing projects are currently underway in Kempton Park, Ekurhuleni, Tshwane, Jabulani, Soweto and Cosmo City. Mentorship forms a big part of the EPPF programme and a core of professionals are on hand to assist budding property developers. Most newcomers in the sector don't want theory but

'In an ideal world, he says, GPF would initiate and facilitate social housing projects in areas such as Diepsloot and Alexander Townships.'

practical help from mentors, who are able to offer them guidance and the benefit of their years of experience in the industry.



"Our next challenge is property management – as there are very few black-owned property management companies. This will open up more opportunities for small businesses and we perhaps need to reserve a portion of grant funded projects in the social and rental market for property management entrepreneurs," adds Muvevi. The GPF has made a strong case for funding from other stakeholders and has played a crucial role in the sector to provide social, rental and Gap market housing in the province. Perhaps the passionate CEO and his housing team could provide funding and assist with developments in other provinces.

Muvevi is extremely positive about the future and says, "We were set up to create those housing solutions." ■



Switches and plugs

ACDC Dynamics, the sole distributor of Gewiss product ranges, an Italian designed brand recently launched the Chorus range of switches and plugs.

Comprising of six different products: One, Geo, Lux, Flat, Art and Ice, have become a point of focus for interior walls, adding to a sense of style for any environment. The domotics system, (an

an aesthetic element, while at the same time performing it's primary function. One - a classic design is available in technopolymer: milk white, ivory, toner black, hemp, titanium and slate; metallised technopolymer: chrome and gold; painted technopolymer: pastel colours, ruby and sea blue.

Geo - a simple hard wearing shape is available in technopolymer: milk white, ivory, toner black, hemp, titanium and slate; metallised technopolymer: chrome and gold; painted technopolymer: pastel colours, ruby and sea blue.

Lux - a high tech contemporary form is available in technopolymer: milk

Wood: maple, wenge and cherry. Leather: black, white and ruby. Glass: ice, aquamarine and ochre. Technos-tone: lava, sand and moon.

Flat - a large flat dimension and is available in Glass: flash white, sky blue, soft green, fossil amber, trendy red, strong black, ocean blue, dark green, opal orange and classic burgundy,

Metal: painted titanium, brushed stainless steel, gun barrel grey, black aluminium and an oxidised finish. Wood: wenge, cherry, bamboo, walnut and mahogany. Ice - a glass plate technology is available as a traditional or touch offering in white, black and titanium.

Chorus offers a wide range of socket-outlets to compliment the switches.

They are available in



automation for light sensors and temperatures) is available in a wide range of materials, shapes and finishes. New materials and state-of-the-art technologies produce aesthetically pleasing symmetry and harmony - contemporary and antique styles are mixed together seamlessly, showing that rustic charm can co-exist with high-tech elegance to create a minimalistic look.

Designed to perform the simple task of turning lights on and off, previously a switch did not have any aesthetic presence, in fact its presence on the wall would have been unnoticed. Today, a switch is accepted as

white, chrome, toner black, titanium and slate. Wood: maple, wenge and cherry. Leather: black, white and ruby. Glass: ice, aquamarine and ochre. Metal: glamour red, chic blue, brushed aluminium, gunbarrel grey, pearly bronze, oxidised finish; Metal Monochrome: white, black, titanium and stainless steel.

Art - an innovative material and oval form is available in technopolymer: milk white, chrome, toner black, gold, titanium and slate.

double and triple dual amperage, single and double standard.

ACDC prides itself in providing high quality product ranges.

For further product information please contact Charlton Opperman, email: CharltonO@acdc.co.za or visit www.acdc.co.za ■

Trina Solar expands in SA

Trina Solar, a global leader in photovoltaic modules, solutions and services, has expanded its operations in order to capture the market potential for PV in South Africa.

"The major shift towards the commercial and residential rooftop solar market, as opposed to the previous

solar market focus on mega projects, has created opportunity for local companies to see the kind of innovation that can be achieved within this area," says Ben Hill, President of Trina Solar Europe and Africa. Since the company's arrival in Southern Africa in 2010, Trina Solar has solidified its reputation as a leader in rooftop in-

stallations, having completed a number of significant projects in a variety of regions. "Products include a range of high performance PV modules and solar water pump systems in addition to the Trina Home Off-Grid System, one of the most recently launched products," says Trina Solar's Sales Manager for Africa Warren Pollard. ■





GAUTENG'S ECO HOUSING

With only R4 billion to spend on housing in the 2014/15 budget, the Gauteng Provincial Department of Human Settlements has now had to dramatically increase the cost of a fully subsidised house from R63 000 to R110 000 to enable new houses to be fully SANS 10400XA compliant.

The sharp increase in the subsidy rate allows for a number of sustainable energy efficient products to be included in housing projects, effective from April 1, 2014.

Quality Assurance Director, Gauteng Department of Human Settlements, Phumzile Maseko Seipobi offered a number of case studies at The Status of Energy Efficiency in the Housing Sector of South Africa conference held at the Lilliesleaf Farm, in Rivonia, Gauteng.

Speaking to South African energy sector stakeholders and delegates from the French, German, Austrian, British and Swiss development agencies and

consulates, she addressed the financial implication for government in complying with the new energy efficiency legislation.

The huge demand for free housing in Gauteng escalates each year and with 500 000 people on the waiting list for give-away RDP houses – this is an impossible task to achieve with the R4 billion allocated by government.

The province plans to roll out 19 589 energy compliant houses during the 2014/15 financial year but this is a massive drop of 43%, from 27 994 houses in 2013/14.

With all the new energy efficiency

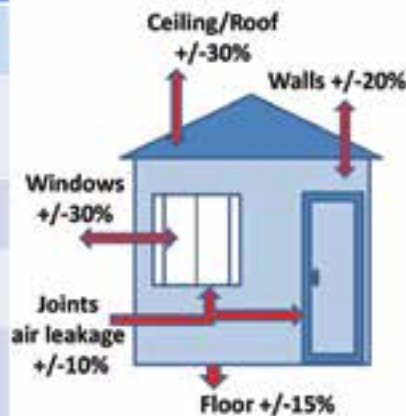
regulations SANS 10400XA for new buildings and retrofits, the fully subsidised housing cost has escalated from R63 000 per unit to R110 000 per unit. The building costs R102 000 and professional services are R8 000. Government will include a number of sustainable energy efficient products such as solar geysers, heat pumps, fenestration, roof insulation and ceilings. There are currently very few projects around the country that comply with the energy efficiency legislation due to budget constraints.

A few flagship housing projects in Gauteng and around the country have included energy efficient products, such as solar geysers, heat pumps, insulation and other sustainable systems. The costs however exceeded the subsidy amount by R20 000 per unit.

According to Seipobi, social acceptance of new Innovative Building Technologies (IBTs) and Alternative Building Technologies (ABTs) remain a challenge in communities who favour brick and mortar housing. The cost effective energy efficient solutions such as IBTs and ABTs often means that alternatives are slightly cheaper, but this is often offset as the quality fitted interior products are generally better. Most developers are introducing a number of sustainable energy efficient products in an effort to comply with the building code and to reduce green house gap emissions. →→

SANS 10400 XA

ITEM	DESCRIPTION
1. ORIENTATION (passive solar)	Rooms lived in the most should be North facing (lounge & main bedroom)
2. HOT WATER SUPPLY	50% of the buildings annual hot water supply should be from sources other than electricity (solar geyser or heat pump)
3. INSULATION (ROOF/CEILING)	Installation of a ceiling with an insulating overlay
4. EXTERNAL WALLS	Masonry walls should be rendered and plastered
5. FENESTRATION	If the net glazed area is more than 15% of the net floor area, Energy efficiency measures are required (low E glazing or size reduction)
6. FLOOR	Where under floor heating is installed, insulation is required under the slab

TYPICAL ENERGY LOSS/GAIN
GDHS PROJECTS
FLEURHOF HOUSING
HEAT PUMP PROJECT
**HOT WATER HEATING:**

- 35 900 litres water heated twice a day providing approximately 75 litres hot water per person for up to 964 occupants of 286 apartments in 12 buildings
- 9 heat Pumps are used to provide a total heating capacity of 336 kW.
- The energy consumption of the heat pumps is however, approximately 97 kW. The balances of the energy (239kW) is derived from the heat in the surrounding air.
- This is the most abundant renewable energy source available.

Gauteng Province rolled out 24 702 solar geysers in 2012/13, as part of the Department of Energy/Eskom Solar Water Heater programme to install one million units nationally. In the new financial year, 16 539 solar geysers will be installed in Gauteng.

Seipobi told Housing in Southern Africa that there is a need for an integrated approach to housing, citing examples of houses being built before roads infrastructure and Eskom connections have been done. At other times, sites have been developed with services installed and then the housing orientation becomes a challenge. "We should comply with the new legislation and the Department of Human Settlement's technical unit made a strong case that we cannot continue to build units that don't comply with the law and that we are now ready to roll and implement all that is required."

Her presentation highlighted social and rental housing projects in Johannesburg. At Bothlabela in Alexandra, the city developed 520 rental units with common ablution facilities. The project includes: solar water geysers, energy efficient 20 volt lighting has been used in public areas and all the units are fitted with pre-paid electricity meters. At Fleurhof, nine heat pumps were installed to provide hot water for 964 units. This provides each person with 75 litres of hot water per day.

According to Seipobi, this has proved to be the most efficient energy renewable source available. She concludes, "What we now need to do is to go back and evaluate our projects. We need to determine whether we have achieved our goals, reduced energy and improved the lives of the people using the products." ■

GDHS PROJECTS**BOTHLABELA - ALEXANDRA**

- 520 rental units with communal ablution
- solar water geysers - the hot water is mixed with cold water and is thermostat controlled using a single pipe system.
- Baths, showers and wash basins only have one tap.



- Public spaces lighting reticulation is reduced to 24V
- Pre-paid electricity meters are installed in each unit
- Storm-water is harvested and stored in four 12000L storage tanks using the steep slope of the terrain.
- This water is used to irrigate the gardens using a water pump which is supplied with electricity generated from a photo-voltaic solar panel.

**GDHS PROJECTS****HEAT PUMP PROJECT****ENERGY SAVING:**

The total estimated energy saving :-
113 511 kWh/ month
1 362 132 kWh per year

ENVIRONMENTAL IMPACT:

The project will contribute to saving
1 022 TONS OF CO₂ PER YEAR!!



EXXARO'S 797 ECO HOUSES

Lephalale, a small town in Limpopo's Waterberg Bushveld has undergone rapid transformation and economic growth.

Exxaro and the development of Medupi, Eskom's giant power station, has contributed to a shortage of housing, electricity and water.

With housing demand a priority and the need to reduce energy, Exxaro built 797 eco-houses to provide home ownership opportunities for 1 124 mine employees.

According to Dirk Laubscher, Exxaro's Area Project Manager for Housing, Exxaro utilised a number of energy efficient products and Alternative Building Technologies (ABTs).

Addressing delegates at 'The Status of Energy Efficiency in the Housing Sector of South Africa' two-day workshop, he says eco houses were developed in Onverwacht and Marapong. Housing units are situated within a 7km radius of the

community centres to create a mutually beneficial relationship, between the housing residents and community businesses.

The units were all built to the same standard and the same energy efficiency products have been incorporated.

In order to get everyone on board Exxaro conducted research amongst their employees. "At the end of the day, we want to encourage home ownerships," says Laubscher.

The housing criteria included: affordability, aesthetically pleasing, comfort, sustainable and energy efficient. "In a country where brick and mortar is often the preferred material of choice, it was important to look at the whole value chain - the energy used to produce bricks, the impact on the carbon footprint and to research ABT building materials and low maintenance products.

The houses were positioned between trees and the design made use of their shade. An evaporative cooling system makes use of the water from the gutters, which cools the indoor temperature. They built cavity walls

in order to manage the moisture in the building; and to prevent heat the build up of heat we extended the roof to minimise sun rays on the walls. Low flow showerheads, rain-water harvesting and water wise gardens ensure savings on resources.

"We also went through a process to determine which appliances offered the best results. In buildings, where evaporated cooling systems could not be installed, we introduced low energy consumption air conditioners. The introduction of green materials will reduce energy consumption and in turn produce an economic benefit for the home owner.

Exxaro has demonstrated its commitment to sustainability by implementing R26 million worth of green technology. The company recently ploughed R31 million into developing and establishing small businesses, who were skilled up to maintain and service the new green energy efficient technologies.

National energy provider, Eskom, has a number of rebate systems, incorporating low flow showerheads, →→



→→ LEDs, solar water geysers and heat pumps. Exxaro passed on these savings to mining employees by reducing the cost price of the housing units.

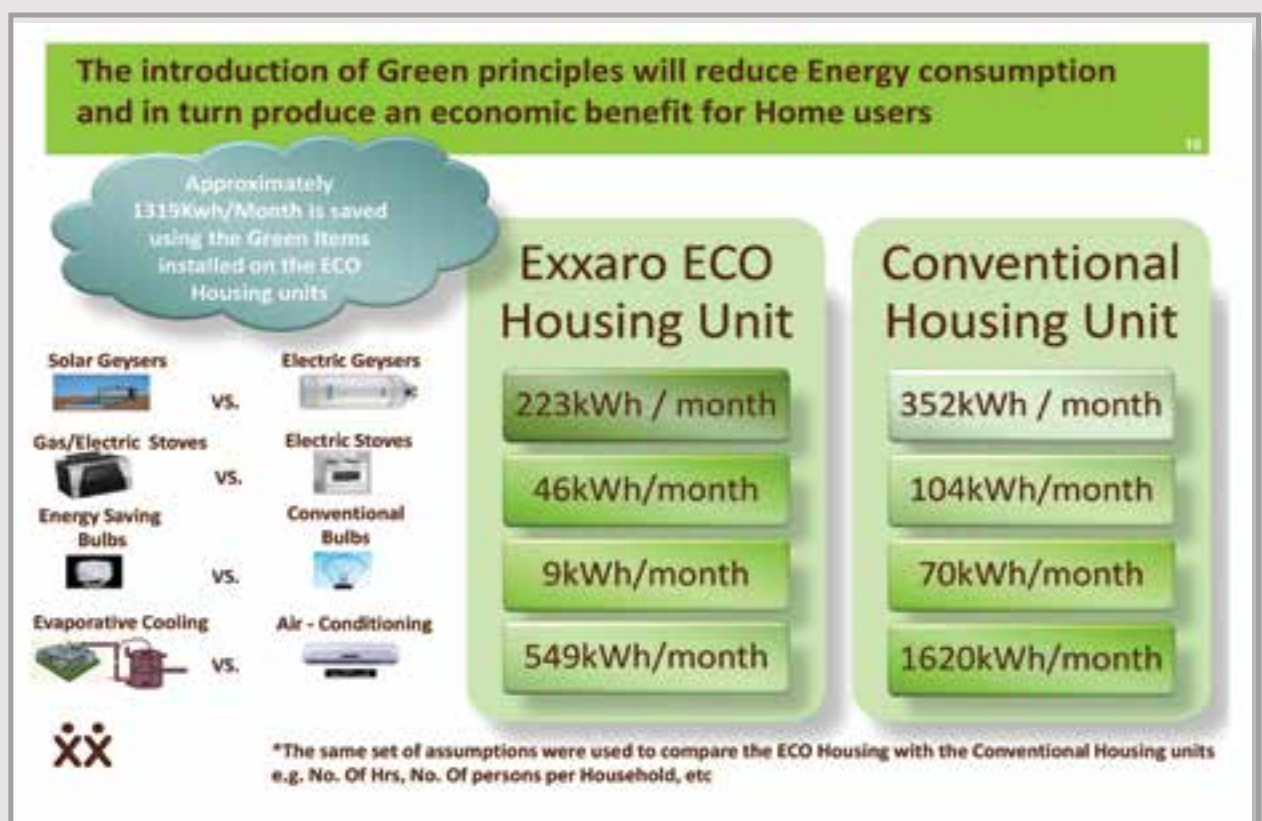
The company has developed a manual to show how energy efficient products work.

“We have a fantastic relationship with Eskom and the local Municipal Manager and there is complete transparency between all the parties.”

The whole project benefited the local community. Other initiatives include: individual vegetable gardens,

rainwater systems and planting. “The area experiences floods every seven years and we need to manage the resources.

The new technologies implemented in our projects have raised the housing bar.” says Laubscher. ■





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SHORTAGE OF SKILLS

Poor skills displayed by a number of paint contractors are increasingly harming the image of the entire coatings industry, says South African Paint Manufacturing Association Executive Director, Deryck Spence.

SAPMA receives calls each week from consumers complaining about paint failures that were clearly caused by poor application; which include a lack of knowledge about correct paint and brush or roller selection; and proper preparation. These are all vital and contribute to a successful paint application.

Spence states that consumer complaints, media columns and websites regularly receive negative feedback on the lack of skills by some contractors and this inevitably impacts on the brand and the industry.

He says that despite this growing animosity towards professional painters, apathy continues to prevail amongst contractors. According to Spence this could be easily remedied as SAPMA offers comprehensive tuition for paint contracting staff at the coatings industry's Centre of

Excellence in Springs.

"Coating contractors are unaware that after training the painter receives accreditation - the SAPMA Certificate of Competence. Other contractors need encouragement to provide training as they are afraid that this may lead to competitors poaching staff.

"When SAPMA established the Centre of Excellence training facility in Springs the industry supported it. But contractors have still to enrol staff for training," says Spence.

He says SAPMA is now urging paint manufacturer members to remove paint contractors who do not hold the SAPMA training certification from their 'preferred contractors' list.

"Virtually all the major paint producers are SAPMA members and if we could persuade them to follow this ruling, contractors will need to

consider training. Some of our manufacturing members have replaced paint free of charge to complainants as gestures of goodwill - knowing full well that the fault lay with the applicators."

"Building contractors, consultants and specifiers should also realise the importance of selecting qualified paint applicators on building projects.

SAPMA's intensive applicator training offered at the Centre of Excellence in Springs consists of six five-day modules. On completion of the first five modules, a SAPMA Certificate of Competence is awarded and a Chemical Industry Education and Training Authority (CHIETA) CEO Statement of Results is issued. After completing the sixth and final module, the learner will receive a SAPMA Skills Qualification for Basic Coatings Applicator certificate.

For more information on these courses, contact Mandy Linossi on 011 455 2503 or email: training@sapma.org.za ■

Sector training



Mandy Linossi, Training Administrator of the SA Paint Manufacturing Association (SAPMA), recently visited the British Coatings Federation (BCF), its UK counterpart.

Linossi's fact finding visit included: attending the BCF Annual Awards dinner; a coatings seminar held in Nottingham; and the opportunity to engage with a number of coatings sector stakeholders in the UK.

With training a focal priority for SAPMA and its training arm, the SA Paint Industry Training Institute (SAPITI), Linossi paid special attention to the training methods currently being employed in the UK. The British Coatings industry share similar challenges as SAPMA, including employer apathy towards staff training. BCF has tried various training options including on-line tuition but Linossi says that SAPMA's policy of practical exercises in a laboratory environment and personal contact with tutors remains the ideal choice in South Africa. This approach takes into account the different employees demographics and educational levels.

She points out that the UK coatings sector has focussed on recycling and has started collaborating on projects to produce 'new life from old paint'.

"BCF members are also committed to sustainable development operations to protect the environment and reduce the volumes of volatile organic compounds in their product range. This approach shows the industry's focus to conserve resources."

Linossi concludes that SAPMA has already made sustainable development a major goal. "Our campaign against lead in paint is a good example."

She will present a full report of her visit to the British Coatings Federation at SAPMA's Annual General Meeting on May 20, which will be held at the Zwartkop Country Club, Irene. ■



Nick Smith, Mandy Linossi and Tom Bowell.

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SA Paint Manufacturers Association & Training Institute



POLYUREA WATER PROOFING

Polyurea is presenting itself in South Africa as an innovative solution for repairing concrete buildings and structures.

Concor Civils recently established a concrete repair division and used the high performance component elastomer with great success.

Polyurea has an extremely long service life, with high puncture and impact resistance and a completely seamless water proofing barrier, according to Hein Pretorius, Contracts Manager at Murray & Roberts Concrete Repair. He says that it was originally designed as a waterproofing product able to withstand harsh industrial chemicals including acids. It is UV-resistant and available in a range of colours.

“Although its use is relatively new in South Africa, it has been tried and tested in the USA for more than a decade and its heat and impact resistant properties offer a long lifespan,” says Pretorius, adding that depending on the application the product offers a 15 year guarantee.

Pretorius explains that Polyurea can be applied to any type of substrate and is extremely flexible — up to 400 times its nominal thickness. This characteristic lends itself to

sealing construction joints as an alternative to traditional hypalon bandages.

Polyurea can be applied over torched-on waterproofing products, eliminating the costly exercise of removing a previous product before the treatment can be applied. As an industrial coating, it demonstrates excellent chemical resistance to hydrocarbons and hydrogen sulphide gas, as well as properties that enable its use in submerged sewage applications. It is also ideal for sealing potable water retaining structures, waterproofing applications, restraints, as steel corrosion protection and the internal lining of steel chutes.

“With the polyurea spray-on application, it’s possible to cover up to 800m² in one day using two people to operate the application,” says Pretorius.

The area becomes fully trafficable two minutes after the application has been applied. The Murray & Roberts Concrete Repair team used polyurea for repair work on the ABSA Towers in central Pretoria, where the scope of work called for the application of 32 000m² of 1,5mm thick polyurea to the external facade of the 34-storey building. Existing mosaic tiles had begun peeling and would have impacted the aesthetics of the building and possibly the safety of pedestrians in the area. Applying the polyurea to the outside face of the existing cladding

effectively restrained the mosaics and allowed the building renovators to install a new façade, secure in the knowledge that the substrate would not peel or come away in time.

“This is an historic building and it was important that the repair work did not damage the building façade in any way,” Pretorius explains. “Using polyurea technology, we were able to give the client a guarantee in this regard. It was also a highly cost effective option because the mosaic tiling did not have to be removed to allow for repairs.”

At Middelburg Ferrochrome, the Murray & Roberts Concrete Repair team used polyurea as water-proofing, applying it to numerous concrete roof slabs to make them water tight. Its benefit in this type of application is that the water-proofing can be guaranteed for ten years with no maintenance agreement — successfully delivering to the customer a labour free solution for a decade.

Murray & Roberts Concrete Repair’s division was established earlier this year and is equipped to carry out the repair and rehabilitation of concrete chimney stacks, bridges and cooling towers, and to provide fast track floor coatings. The division offers a high level of skills, complemented by a depth of technical and application knowledge and is underpinned by access to the Murray & Roberts Concrete Centre of Excellence. ■

Lightweight STEEL ROOF support systems



Kingsburgh housing project
KwaZulu-Natal

Dezzo Roofing specialises in manufacturing and supplying a lightweight steel roof support system, specifically designed to carry all roof coverings including concrete roof tiles, steel sheeting and fibre cement sheeting. Almost any roof design can be accommodated and each roof is custom engineered and designed.



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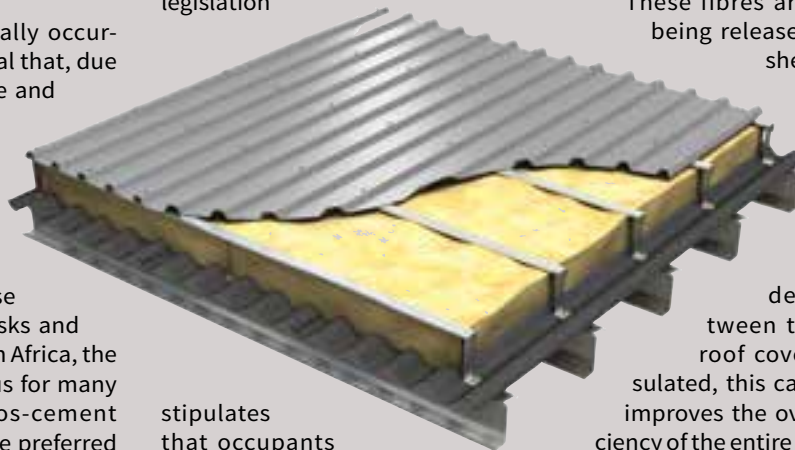
Over-roofing asbestos roofs

Roofing specialist, Ashgrid South Africa suggest that where an asbestos cement corrugated roof has come to the end of its economic life, it is safer and more cost effective to leave the sheets in place and over-roof with a non-asbestos roofing sheet.

Asbestos is a naturally occurring fibrous material that, due to its non-corrosive and thermal properties, has been used to manufacture a vast range of asbestos-cement roofing products in South Africa. Asbestos fibres are known to pose life threatening health risks and although banned in South Africa, the legacy will remain with us for many years to come. Asbestos-cement roofing products were the preferred choice of roof covering in the past.

Over-roofing is an environmentally sound way to deal with roof coverings that contain asbestos. The Asbestos Information Centre in the United Kingdom <http://www.aic.org.uk> states: "Asbestos materials, which are sound, undamaged and not releas-

ing fibres, should not be disturbed. Their condition should be monitored on a regular basis. Removal should only be performed where repair is not possible or the material is likely to be disturbed." Enclosure of asbestos-cement roofs by means of over-roofing has been widely recognised internationally as a safe, cost effective and non-invasive alternative to removal. South African legislation



stipulates that occupants of a building where asbestos roof sheets are being removed must vacate the premises.

Leaving the existing roof covering in-situ allows the occupants of the building to continue with their 'day to day' business operations without costly disruptions.

Consequential damage due to inclement weather and falling debris usually associated with conventional re-roofing are eliminated when over-roofing.

The existing asbestos-cement roof sheets remain in place and also provide the contractor with a platform to work from. The majority of loose asbestos fibres are present between the side laps of the existing asbestos-cement roof sheets.

These fibres are only at risk of being released when the roof sheets are lifted and

removed. Over-roofing with Ashgrid's Spacer System offers an engineered, structurally defined cavity between the old and new roof coverings. When insulated, this cavity dramatically

improves the overall energy efficiency of the entire building. With rising electricity prices in South Africa, energy consumption has become a big concern for most property owners and tenants. A second layer of roof covering also provides additional security. For further information contact Ashgrid South Africa, email: dion@ashgrid.co.za ■

Sustainable products

Millions of plastic bottles end up in South Africa's landfills every year. Finding ways to manufacture recycled products will reduce landfill sites and provide the construction industry with sustainable building solutions.

Specialist insulation company, A.G. Ismail use 100% recycled plastic polyethylene terephthalate (PET) bottles to create Think Green Insulation. The green ceiling insulation sheet can be used in dry walling and ceilings to keep the interior cool in summer and warm in winter. The insulation sheets are manufactured from PET recycled

soft drink plastic bottles. The discarded bottles are collected, baled and delivered to the recycler. At the recycling plant, the bottle tops are removed and bottles inspected and sorted according to colour and material. The washed bottles are conveyed to a granulator, where it is reduced to flakes before being screened. The flakes are washed, dried and conveyed to an extruder where the material is compressed. The finished product takes the form of small clear pellets, which are supplied to end users for products, including the Think Green Insulation sheets that AG Ismail supply and install. The demand for recycled products has increased as the de-

mand for polyester fibre continues to provide the most economic end use for South African recycled PET, and demand currently exceeds supply. Gauteng generates almost 55% of the country's PET consumer products followed by the Western Cape with 13%. Recycling one ton of plastic bottles saves 1,5 tons of CO₂ versus landfill or incineration processes. For more information contact, A.G. Ismail on 011 614 5786, email: info@agismail.co.za ■

THINK GREEN INSULATION					
R val M ² k/w	Thickness (mm)	Length (mm)	Width (mm)	K-Value (W/mK)	Density kg/Cubic M
1.08	40	10 000	1 200	0.03618	14.9
1.25	50	10 000	1 200	0.040	16.53
1.88	75	8 000	1 200	0.040	15.06
2.50	100	7 000	1 200	0.040	15.55
3.50	130	6 000	1 200	0.040	15.86

Roofing materials

South Africa's roofing specialist supplier, MiTek, has two manufacturing plants, a traditional stamping plant producing connector plates and builders' hardware products and a roll forming plant producing Ultra-Span, wall framing profiles and other bracing products. Uwe Schlüter of MiTek Industries South Africa explained the manufacturing process to improve cost and supply efficiencies. Parent coils are purchased from the steel mills and then split into the various widths required for our vast array of products. The slit coils are distributed to the plant, where they are converted into a variety of products using state-of-the-art machinery. The finished item is transferred to the warehouse storage facility before being released to the dispatch centre.

MiTek, an ISO 9001 certified company has implemented a Total Quality Management system and created a Services Department who focus on



quality assurance at all the stages of operation. It has a maintenance division that is dedicated to the maintenance and repair of all manufacturing equipment and machinery. The Tool Room is dedicated to the manufacturing, maintenance and repair of all tools and dies required at the plants.

The company distributes throughout South Africa and throughout the continent. It regularly collaborates with MiTek's international divisions in the USA, UK and Australia developing and sharing ideas on new concepts and products. In 2001 MiTek introduced Ultra-Span, a light gauge steel

alternative to prefabricated timber trusses. According to Schlüter, while it is a fact that the steel trusses are currently 15% more expensive than the equivalent timber truss, this discrepancy is nullified and even reversed if there is a significant transportation cost involved in the delivery to site. He adds that Ultra-Span can be stacked in such a way that far more roofs can be transported than is the case for an equivalent timber solution. It competes even better against conventional steel truss solutions. Ultra-Span is the most cost effective and practical solution available. ■



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1.2	100	100	100	1.00	1.00
1.3	100	100	100	1.00	1.00
1.4	100	100	100	1.00	1.00
1.5	100	100	100	1.00	1.00
1.6	100	100	100	1.00	1.00
1.7	100	100	100	1.00	1.00

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Green Sense

Green Sense concrete from BASF helps manufacturers to improve the performance characteristics of concrete such as resilience, workability, durability and environmental friendliness.

The package comprises three components: optimisation of the concrete mix design by BASF experts; the use of hyperplasticisers such as MasterGlenium; and an eco-efficiency analysis of the concrete mix. The latter serves to ascertain economic and ecological performance criteria of the concrete compared to traditional concrete mix designs.

The use of the Green Sense concrete technology has for example led to savings of around 15 800 tons of CO₂ equivalents and approximately 25 400 megawatt hours of energy in the construction of the new One World Trade Centre in New York City, compared with a conventional concrete mix design. In this way, BASF

BASF's Construction Chemical division offers advanced chemical solutions for new construction, maintenance, repair and renovation of structures. Its new Green Sense concrete technology improves the economic performance and energy efficiency of buildings.

provides solutions for urgent challenges of the construction industry such as the high share in primary energy consumption, in greenhouse gases and in fine dust emissions.

The product was first used in Europe in the construction of a new BASF office building in Ludwigshafen, Germany. The seven storey building has a total area of 35 000 m² and is scheduled for completion in 2015. It will provide more than 1 400 additional office workspace. BASF aimed for gold standard certification from the German Sustainable Building Council Deutsche Gesellschaft für Nachhaltiges Bauen, (DGNB). In order

to achieve this. The entire building has to meet strict standards during construction, service life, and dismantling. The DGNB system looks at all important aspects of sustainable construction throughout the building's entire lifecycle. The certification process covers six areas – ecology, economy, socio cultural and functional aspects, technical quality, processes and the site of the building – assigning equal importance to the economic aspect of sustainable construction and ecological criteria. Around 2 100 m³ of concrete was processed in the casting of the foundation slab for the new office building.

Piling at Pomona

Leadng piling company, Gauteng Piling, has been awarded the contract for the piling for a new large scale warehouse for Value Logistics in Pomona, Kempton Park. Bruce Kirchmann Construction was awarded the 9 100m² warehouse project in EP Malan Road, Kempton Park. Contract Manager Martin Eygelaar said that the contract required 152 auger piles, the deep foundation elements are cast-in-place, using 450mm, 500mm or 600mm diameter flights. The process is carried out by auger drills that excavate the piling holes drilled into the soil to pre-designed depths, which for the Value Logistics project vary between 8m to 10m.

"After reaching the required depths, the auger hole is cleaned and then concrete is placed directly into the hole from the readymix truck. Reinforced steel is then lowered into the wet concrete. The finished foundation element resists compressive loads. This technique has proved popular internationally and has been used to support towering buildings, tanks, towers and bridges," said Eygelaar.

Gauteng's heavy summer rains – coupled with underground moisture – posed an early, unexpected challenge.

"After extensive pre-piling geotechnical soil tests, we were prepared for a relatively high level of moisture in the soil. Of course, none of the preliminary soil tests could predict the heavy summer rains that followed and led to the underground water table rising much higher than expected. Eventually, we had to revert to the traditional 'drill and cast' piling method instead of auger piling because the pile bore could not be sealed against water ingress.

'Drill and cast' operations call for a concrete truck to be on standby right next to the drill rig. When the rig has reached the required depth, the operator immediately lifts the extracted soil to the surface and concrete is then cast - within seconds - to prevent water ingress and the piles from collapsing," he stated.

Another major challenge on site was the exceptionally stringent health and safety standards imposed by the contractors and designers. This involved certification of lifting equip-



ment, provision of maintenance records of auger rigs, regular inspections of the rigs and other similar health and safety standards.

"As members of the Master Builders Association North, we value our staff's safety above financial profits," said Eygelaar. ■

The mix design was optimised using an eco-efficiency analysis. “We have aligned our concrete admixtures with the raw materials used by the concrete manufacturer, thereby achieving savings of around 30% in CO₂ equivalents, compared with a conventional concrete mix design,” says Dr Sven Asmus from BASF.

Another important benefit of the optimised concrete mix design is the substantial reduction of installation related noise at the construction site: Since the admixtures MasterMatrix and MasterGlenium ensured high flowability and self-compacting properties of the concrete mix, it was largely unnecessary to compress the concrete through vibration. This drastically reduced the noise exposure for local residents and workers at the construction site.

According to DGNB accredited auditors, these improvements in the mix design will contribute significantly to the intended certification of the finished structure. Clear documentation



and the transparency of the entire construction process also play a significant role in certification.

This is what BASF's Life Cycle Analyzer can be used for. The special software enables concrete producers and operators to significantly improve process efficiency, energy

consumption, selection of materials and quality.

The combination of market know-how, research competence and consultancy expertise makes Green Sense Concrete technology from BASF an elaborate, field proven concept for sustainable construction. ■



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R100m for Gugulethu

In a bid to build a caring and inclusive city by providing quality facilities and spaces, an investment in excess of R100 million in Gugulethu will fund a number of projects currently underway. These include:

The Big Lotus River non-motorised transport (NMT) facility: this 3,7 km walkway and cycle lane provides easier and safer access to major roads, public facilities and schools. It is universally accessible and caters for wheelchair users and people with special needs. The NMT facility has been landscaped with trees and features signage, tactile paving, street lighting and built-in street seating decorated with mosaics. The impressive design and multipurpose function of this public open space has earned it a stamp of approval as a World Design Capital 2014 project. In this way, the project is addressing the needs of the community.

Upgrading of old concrete roads began in Gugulethu last year, R30 million has been allocated for road resurfacing, widening, pedestrian walkways and stormwater drainage systems.

Gugulethu Stadium: A R5 million full size synthetic sports pitch has been well utilised and forms part of 21 synthetic pitches being rolled out across Cape Town by the city's Department of Sport, Recreation and

Gugulethu remains one of the City of Cape Town's priority development areas. The city has spent millions to improve community facilities, upgrade roads, provide basic services to backyard dwellers, install a 'FreeCall' line and transform former hostel accommodation.

Amenities. During the Orange African Nations Championship teams used this facility for training. This pitch also has a FIFA Field Certificate, and the city intends to obtain certification for all the pitches. The roll out of synthetic pitches forms part of the City's ongoing efforts to build world-class community facilities in previously under invested areas. The NY49 Stadium was renamed Gugulethu Stadium after an extensive public participation process with the local community. The new name was approved at a full council meeting last month.

The upgrade and extension of the Gugulethu electricity substation: Currently underway at a cost of R45,8 million, this major capital investment will cater for the future expansion of the area. Infrastructure will accommodate future growth including housing developments such as Mau Mau (2 571 units), Brown's Farm Phase 6 (1 356 units), and the Manenberg Infill Housing Project (1 351 units). A further R24,2 million will be spent on reinforcing the distribution network

to ensure reliable electricity supply to residents.

Water and sanitation services: The roll out of water and sanitation services to backyard dwellers residing on council-owned property in Gugulethu will commence in April 2014. Cape Town is the only city in the country with a Backyard Dweller Programme to provide services to backyard dwellers. The pilot project in Factreton has been completed and the project in Hanover Park is ongoing.

Langa Hostel Transformation Project: This forms part of the City's Hostel Transformation Programme. The tender process for Gugulethu, Sections 2 and 3 will roll out shortly.

FreeCall network: The City of Cape Town aims to connect communities by expanding its 'FreeCall' line network to Gugulethu, thereby providing the community with easier access to city services.

Barriers to reporting faults to the Call Centre are often a lack of cell-phone airtime, or insufficient availability of telephone lines. ■

Langa's sewer upgrade

The City of Cape Town has allocated R9,1 million to state-of-the-art technology to rehabilitate the Langa interceptor sewer.

The Langa sewer is one of the oldest sewers in Cape Town and serves approximately 64 500 residents. The infrastructure upgrade will benefit the residents of Langa by ensuring capacity for future developments. This forms part of the city's commitment to building a well-run city and reducing the number of sewer overflows and spillages. The Langa sewer upgrade project will roll out over six months and involves blocking off the massive pipeline to facilitate the cleaning and preparation for liners to be installed.

The 70 year old interceptor sewer has reached the end of its service life and must be rehabilitated to extend its lifespan a further 60 years.

"Ageing infrastructure requires regular and costly cleaning, while upgrading offers a more cost effective service," says Councillor Ernest



Sonnenberg, Mayoral Committee Member for Utility Services. However, Sonnenberg says that no amount of improved technology will work if illegal dumping continues, the city has found cement, suitcases, trolleys, sheepskins and building rubble in the sewer systems.

Trenchless technology, from the United Arab Emirates, will be utilised to line the sewer pipe with egg-shaped glass reinforced polyester (GRP) liners. This means that nothing will be dug up ensuring minimal

disruption to the community. The egg-shape and the glass reinforced polyester liners will limit the friction and enhance flow speed. Moreover, the GRP-liners are resistant to the corrosive conditions associated with sewers and this will further reduce maintenance costs.

Once the sewer has been rehabilitated, it will have more than sufficient capacity – 502 litres per second, which is equal to filling an Olympic sized swimming pool every one and a half hours. ■

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Cobra's Heritage collection

Cobra, a 100% home-grown company and a proud part of South Africa's heritage, has introduced a range of products that pays homage to this legacy.

The aptly named Heritage Collection offers a stylish range of contemporary single lever mixers inspired by the beauty of the local landscape and the country's abundant fauna and flora.

It comprises five new product ranges, which take their names from landmark characteristics of South Africa's listed UNESCO World Heritage Sites.

The new ranges include Karoo from the Richtersveld Cultural and Botanical Landscape site; Protea from the Cape Floral Region Protected Areas site; Baobab from the Mapungubwe Cultural Landscape site; Tugela in the uKhahlamba Drakensberg Park, and Nyala after the shy animal that populates the iSimangaliso Wetland Park site.

Each range features a single lever plain basin mixer, bath/shower undertile mixer, bath/shower undertile diverter mixer and sink mixer with tubular outlet. In addition to these mixers, the Karoo and Baobab ranges also include a raised basin mixer, says Shelley Galliver, Marketing Manager of Cobra Watertech

The affordable Heritage Collection mixers are manufactured from DZR brass, finished in chrome and covered by Cobra's 12 year warranty. The products are ISO Certified and SABS approved. The Heritage Collection has not only been created to celebrate South Africa's heritage,



but also to act as a driver for social change within the country's broader community. Designed around the sustainability ethos of the four Cs, namely commerce, conservation, community and culture, a percentage of the net profits will be donated to the Wildlands Conservation Trust.

"Part of being a South African brand is about building environmental, social and financial equity and raising awareness around sustainability– the Ubuntu way!" concludes Galliver. For more information on Cobra, email: marketing@cobrawatertech.co.za or visit www.cobra.co.za ■

R1m worth of prizes

Global sanitary products and systems brand, Grohe, aims to reward customers with its Scratch and Win competition, which ends in May 2014.

With 500 prizes up for grabs in the competition, customers can tap into R1 million worth of prizes by purchasing Grohe products and stand a chance of winning bathroom renovations, smart cars, Grohe gift vouchers and products. The scratch cards will

be given to customers buying Grohe products, with the number of cards depending on the amount that has been spent. For example, for products to the value of R2 000 one scratch card will be issued, R5 000 (two scratch cards) and R10 000 (three scratch cards). Retailers will also benefit from this competition. For every winning scratch and win card, the retailer will receive R250 worth of stock. Prizes include: 3 x Smart Cars; 2 x bathroom

renovations; 10 x Kruger Rands; 15 x R2 000 Grohe gift vouchers; 150 x Grohe Eurosmart Cosmo Sink Mixers; 100 x free Grohe installation vouchers; 110 x R600 Grohe gift vouchers and 110 x Grohe Spa accessories packs. As a global brand for sanitary products and systems, Grohe relies on its brand values' quality, technology and design. The global group currently generates 85% of its sales outside of Germany. ■

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Countdown to IFSEC SA 2014

According to Crime Stats SA, statistics show that there has been a decrease of between 448 500 crime events in the period 2004 and 2013.

However, statistics show that the number of robberies at non-residential premises increased by 12 677, commercial crimes by 35 631 and residential theft by 8 587, so crime levels in this country are still unacceptably high. In line with this risk security professionals have the opportunity to see the largest and most comprehensive selection of fire and security products under one roof at the IFSEC SA 2014 exhibition. The event will take place at Gallagher Convention Centre, Midrand from 13 to 15 May.

According to Joshua Low, IFSEC SA Event Director at UBM Montgomery, IFSEC SA is a global top quality fire and security trade exhibition, which was recently awarded best Trade Show (6 001 m² – 12 000 m²) by the Exhibition and Event Association of Southern Africa (EXSA), for the second consecutive year.

For the past 20 years, IFSEC SA has been the first choice for industry professionals in search of fire and security best practice. On site demonstrations and a hard-hitting seminar programme complement the variety of technology offered by the event's exhibitors. Feedback from exhibitors indicates that IFSEC SA is the ideal platform to showcase products and services to a targeted audience.



In a business environment characterised by time constraints, fire and security professionals constantly look for ways to decrease the time taken to decide on and secure suitable technology. IFSEC SA guarantees that they will find solutions to their risk assessment and management needs within a shorter timeframe.

Axis Communications' new top-of-the-line AXIS Q60-S PTZ dome network cameras in nitrogen-pressurised stainless steel casings are ideal for surveillance and remote monitoring applications in medical and clean room manufacturing facilities. The company will also be exhibiting its Lightfinder technology, which incorporates a CMOS sensor with exceptional light sensitivity. In addition, the AXIS Q1931-E thermal network cameras secure an area or a perimeter 24 hours a day, seven days a week. The cameras use thermal imaging, which

allows users to detect people, objects and incidents in complete darkness and difficult to see conditions such as smoke, haze, dust and light fog.

Ideco has a range of biometric enrolment software, visitor management solutions and access control and time & attendance (T&A) readers, which it will exhibit. Amongst other products on display at the ADI Global Distribution stand, the company will also demonstrate its Ademco dome cameras, bullet cameras, monitors and DVRs.

Adding impetus to the advantages of visiting IFSEC SA 2014 is the fact that the exhibition will again be co-located with OSHEXPO Africa 2014. Now in its fourth year, this exhibition has grown at a rapid pace and is popular with risk and occupational health and safety professionals tasked with finding OHS solutions. For further information visit www.ifsecsa.com ■

Joburg exceeds 150 000 EPWP target

The City of Johannesburg has created 193 000 work opportunities through the Expanded Public Works Programme (EPWP). Now in its second phase of implementation, the EPWP aims to create jobs for unemployed and unskilled people through further programmes and projects.

The City of Joburg has been recognised as the best-performing metropolitan municipality in the country for its vision and achievements in the EPWP. It has also received the

Kamoso Award for Excellence in 2013 as the country's Best Metropolitan Municipality in the prestigious Infrastructure Award Category - for its successful implementation of the EPWP.

In the past financial year, infrastructure investment stood at R4,3 billion for the improvement of water, electricity, roads and transport services. The city also invested R1,2 billion on maintenance, upgrades and new infrastructure. This included replacing street lights, upgrading electrical networks as well as upgrad-

ing gravel roads in Diepsloot, Ivory Park, Braamfischerville and Orange Farm. Open stormwater drains were converted to underground systems in Diepsloot, Ivory Park, Alexandra and Orange Farm. This created 36 588 work opportunities in the 2012/13 financial year. The City of Joburg was placed first in the UNEP Liveable Communities Awards 2013 (Socio-Economic Category) and scooped the 2013 National Arbor City Award, Urban Category, for its innovative sustainable greening programmes. ■

Project Management training

Master Builders Association North will present a special training course: 'Introduction to Project Management for Non-Project Managers' on April 14.

Dr Deon Landmann, MBA North Education, Training & Transformation Manager says the one-day course is aimed at those who are relatively new to managing business projects.

"It will provide delegates with an introduction to project management techniques and how to manage different phases of a project lifecycle while addressing the importance of communication, leadership and relationships managing a project team."

The course will be presented by a top project management specialist from CBM Training.

Key areas include:

- Basic introduction to Project Management;
- Understanding essential Project Management concepts and terms;
- Getting it right from the start;
- Budgeting for the project and monitoring variances;
- Project monitoring tools that highlight problems and issues in time to be rectified;
- Solving project problems;
- Techniques for managing time,



project team and other project stakeholders:

Snag list and loose ends. For more information, contact Sarah Mnyandu on email sarah@mbanorth.co.za or call on 011 805 6611. ■

Sarma membership takes off

The large-scale uptake of readymix concrete in favour of site batching and mixing has led to a massive increase in concrete suppliers choosing to become members of the Southern Africa Readymix Association (Sarma), as they seek accreditation from the highly respected industry body.

The association's adherence to international standards and the comprehensive accreditation process of all its members has struck a chord with the country's leading construction firms, who are increasingly insisting on using readymix from Sarma accredited members only.

This has given rise to improved levels of professionalism within the industry and is driving competition among readymix suppliers to improve service and product offering says General Manager of Sarma, Johan van Wyk.

The overall effect is a positive one for the construction industry, as the move to professionally mixed and supplied concrete frees construction firms from time consuming and wasteful onsite mixing practices. Professionally mixed concrete also provides them with the assurance that the quality of concrete remains consistent. "The construction industry has been under pressure lately and has finally come to the realisation that quality materials and speed of

construction make the difference between good and bad business or profit and loss."

Van Wyk says that while readymix concrete is becoming the construction material of choice, "We are finding that there are more and more entrants into the market, some of whom are inexperienced while others are looking to make a quick buck. For this reason we feel it is important for professional suppliers of readymix concrete to get accredited and join our association. It is in their best interest as we are continue to engage with all professional bodies (engineering, architecture, contracting, quantity surveyors and project management) and educate them about the benefits of dealing with accredited suppliers. As a result, it is becoming increasingly difficult to sell readymix concrete unless you are a Sarma accredited member.

"Government and the private sector are also being made aware that Sarma accreditation means that members adhere to all local legislation, as well as to our



internationally vetted quality, health, safety and environmental standards. Members choose to conform to our policies and procedures and are regularly audited to prove compliance," says Van Wyk.

The Sarma accredited logo on a member's letterhead or stationery or the Sarma sticker on a concrete mixer, is a symbol of professionalism.

For more details about Sarma or to become a member contact Sarma on 011 791 3327 or visit the website www.sarma.co.za ■

Lafarge teams up with UJ

Lafarge South Africa has announced that it will sponsor the University of Johannesburg's Civil Engineering Student Society. The sponsorship deal is an important partnership, which will support training and skills development.

Lafarge is proud to partner with the University of Johannesburg (UJ) in contributing to creating highly valuable human capital.

"Today's students are tomorrow's leaders and engineers, who will help to shape our country and ultimately build better cities," says Desmond Maharaj, GM Cement, Lafarge South Africa.

The company will provide the UJ-Civil Engineering Society, student organisation with a deeper insight into the world of civil engineering. This will be achieved through technical presentations, the supply of products to help students to complete their practical applications as per their course



requirements and to raise funds through events, such as the Annual UJ-Civil Golf Day in April. The UJ-Civil Engineering Society will visit universities that offer engineering courses in order to experience different facilities and to learn more about these courses. Lafarge will support these initiatives wherever possible.

The first will be a site visit for final year students to the Lafarge plant based in Moscow, Russia, later this year. This destination has been chosen because of the significant civil engineering work being undertaken in

that city. As a member of BRICS (Brazil, Russia, India, China and South Africa) Russia is one of the world's major emerging economies and offers a wide range of infrastructure development, which will be of academic interest.

The students will gain insight into the manufacture of cement, aggregates and concrete at the Lafarge Plant in Russia.

Lafarge's objective is to make a positive contribution to society and this is just one of the many Lafarge projects currently underway to support skills development. ■

NMMU offers BA degree in settlements

Nelson Mandela Metropolitan University (NMMU) aims to become the foremost educational facility in South Africa through its provision of a Bachelor's degree in Human Settlements Development.

The former Minister of Human Settlements, Minister Tokyo Sexwale, launched the country's first Chair for Education in Human Settlements Development and Management at the Nelson Mandela Metropolitan University (NMMU) in March 2013.

The Bachelor Degree of Human Settlements Development four year course was developed to address the need for more sustainable human settlements, cities and towns that are well planned. It will give students a theoretical and practical knowledge of infrastructure, social and

economical environmentally friendly cohesive integrated settlements.

Future graduates will enter the human settlement profession with a multidisciplinary understanding of the key issues of the sector and be in a position to implement policies and solutions to the challenges facing this sector in South Africa and other developing countries.

NMMU will assist in the capacity building of the National Department of Human Settlements to establish a Council for Human Settlement Professionals; develop a coordinated national capacity building continuous professional development programme/s for human settlement practitioners; and develop bridging programmes for other relevant professionals.

For further information contact: the Head of Department, Dr Franco Geminiani, Summerstrand Campus North, the Nelson Mandela Metropolitan University, on 041 504 3203 or email: Franco.Geminiani@nmmu.ac.za ■



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