

Housing

Incorporating Infrastructure

In Southern Africa

January 2006

All photographs courtesy of The City of Johannesburg Property Company



The infamous 'Red Ants' are often contracted to clear 'bad buildings' once the necessary legal documentation has been finalised. Once these buildings have been cleared renovation work can commence.



Contractors are required to practice good working methods...note the safety gear worn.

City of Joburg Property Company on building refurbishment campaign

It is a firm fact that low-cost housing projects in the inner-city of Johannesburg can only survive through heavy government subsidisation. Keeping this in mind it is heartening to see that the City of Johannesburg intends to build or facilitate the building of more than 1 000 apartments with shared kitchen and bathrooms between 2006 and 2008.

This will form part of the concerted effort to address the lack of accommodation for the poorest of the city's residents.

It is estimated that a large proportion of the almost 100 000 people who live in the inner-city do not have sufficient income to qualify for social housing and live in unsafe and overcrowded buildings.

The City of Johannesburg Property Company (JPC) has requested a total of R40-million

from the City Council to get the units renovated and ready for occupation. This option of renovation and shared facilities is far cheaper than building fully-equipped individual units.

"This project is the first of its kind whereby a city is assisting its residents through affordable rental accommodation," explains Geoff Mendelowitz, programme manager for the Better Buildings Programme (a city initiative to upgrade buildings in the inner-city).

This concept forms part of the new model for inner-city housing that has been approved by the city council.

The city council also recently approved plans and policies for a proposal that upscales the Better Buildings Programme (BBP), which was initially formulated in 1997.

The five crucial points to be approved included the:

The continuation of the existing Better Buildings Programme;

The City of Johannesburg Database Intervention Project;



An example of an inner-city 'bad building' turnaround. In this particular case the developer invested a significant amount of capital that will prove to be key in long-term sustainability.

The Liquidations and Auctions Project;
The Revenue Deals Project and;
The Sectional Title Pilot Project.

This revised strategy will run from now through to 30 June 2008 and be managed by the City of Johannesburg Property Company.

The JPC operates as a separate entity within the city's other 'businesses' such as Joburg Water and City Power.

The Better Buildings Programme is part of a 'project' based division within the JPC and is tasked with the facilitation of regenerating buildings through either change of ownership or persuading existing owners to improve the building through renovation.

The latter option, more often than not, involves exemption on outstanding municipal accounts that sometimes outweigh the value the building.

The BBP is primarily inner-city based.

There are currently about 130 buildings listed on the BBP, and with the newly adopted programme allowing for more diversity, an additional 1 000 buildings are to be included – a remarkable increase.

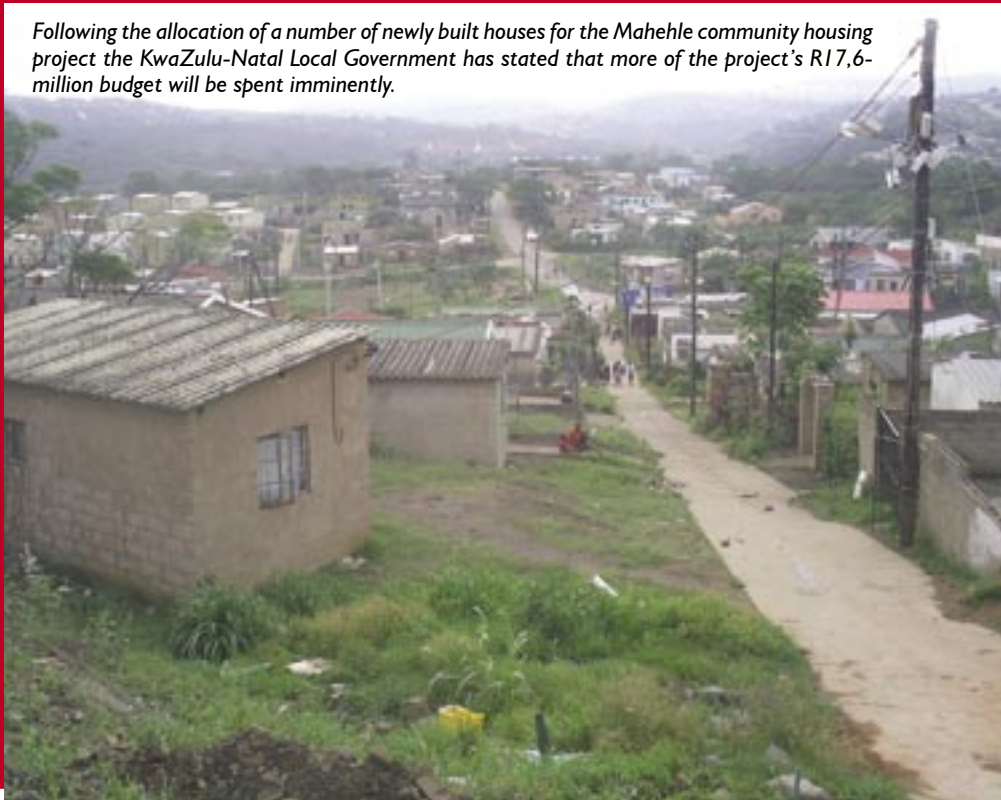
The buildings under the programme go through a process where accumulative debt is written off in exchange for legal undertakings by owners to revamp and maintain their buildings to compliant standards.

Buildings under renovation include the old Mimosa Hotel building in Hillbrow and the nearby Beacon-Royal building in Louis Botha Avenue.

The former Europa Hotel also recently took on a new guise when it was renovated and launched as the Europa Transitional Housing Facility by the executive mayor of Johan-

KZN water project to alleviate shortages and new houses for Mahehle

Following the allocation of a number of newly built houses for the Mahehle community housing project the KwaZulu-Natal Local Government has stated that more of the project's R17,6-million budget will be spent imminently.



Communities of the Ugu District Municipality who faced water shortages in the past have been thrown a lifeline – the provincial government recently opened a R62-million water scheme.

KwaZulu-Natal Local Government MEC Mike Mabuyakhulu said the launch of the project would go a long way towards alleviating water shortages for coastal communities hard-hit by drought.

Called the Harding / Weza water scheme, the project is being implemented in phases with some already operational.

The first phase opened by Mabuyakhulu would provide portable water to about 5000 people.

"This water scheme will ensure that our people are saved from water-borne diseases that are associated with the lack of access to safe, clean drinking water," explained Mabuyakhulu.

"In addition this project will create job opportunities for local community members," he added.

continued on page 2.....

Photograph Richard Jansen van Vuuren



Johannesburg City division on building refurbishment campaign

...continued from page 1

nesburg, Amos Masondo.

The project is a pilot project to the larger affordable shared accommodation programme mentioned, and is another step towards much needed inner city regeneration while at the same assisting the community through affordable housing projects.

The City of Johannesburg's Housing Department, and the Gauteng Provincial Housing Department were also the development partners in the project, and contributed finance of almost R5-million to the upgrade themselves.

As part of the process, the JPC also managed the legal and financial arrangements, ensured that the City of Johannesburg finally acquired the building, and that the arrears in municipal rates and taxes were written off to facilitate transfer.

"The Europa will serve as a pilot project for both Madulamoho and the City of Johannesburg and will provide best practice for future communal housing and emergency shelter facilities in the inner city."

Identified as a 'transitional housing facility' (a stay of less than two years), the Europa offers both a temporary relocation premises for low-income earners and an emergency shelter to be used in situations such as fires or evictions. The building will be managed under a 20-year lease agreement with NGO Madulamoho Housing Association.

The six-storey building is situated in Hillbrow (cnr Claim and Smit Streets) and comprises 70 refurbished units.

The ground and first floors incorporate

the old Razzmatazz Night Club which provide emergency housing (a stay of less than 72 hours), administration, commercial, retail, sporting and training facilities.

There are also four floors of communal living where each unit caters for a maximum of four people in 'private sleeping areas' but sharing communal bathrooms, kitchens, lounges and dining areas with other residents.

Two floors of permanent living space comprise leased units that cater for a maximum of four people with their own bathrooms and kitchen facilities.

"The Europa will serve as a pilot project for both Madulamoho and the City of Johannesburg and will provide best practice for future communal housing and emergency shelter facilities in the inner city. To this end, Madulamoho will be totally responsible for the successful and financially sustainable operation of the building," explains Mendelowitz.

The Johannesburg Trust for the Homeless and the Metropolitan Evangelical Services established the Madulamoho Housing Association in 2003.

"The JPC is proud to be associated with such projects which offer inner city regeneration solutions with suitably managed and maintained social housing schemes for long-term sustainability," adds Mendelowitz.

The Europa is one of nearly 130 buildings currently identified by the BBP for various uses, and the process of rejuvenation is having a spin-off effect by drawing investment back into the inner-city at a growing pace.

Richard Jansen van Vuuren / The City of Johannesburg Property Company



Conditions in 'bad buildings' prior to renovation work are more often than not squalid and unsuitable for human habitation.



KZN water project to alleviate shortages and new houses for Mahehle

...continued from page 1

The Ugu District Municipality, on some occasions, deployed water tanks to help the villagers.

The District municipality is one of 10 district municipalities in KwaZulu-Natal with six local municipalities and has a total population of over 700 000 people.

Mabuyakhulu has stated that the initiative was part of the government's programme to address the legacy of apartheid that saw millions of South Africans in rural areas having to queue to get water.

"The district faces a 50% water backlog (only 50% of the total households currently enjoy access to potable water) while 58% of households have no sanitation service," reported the MEC.

The situation was compounded by the fact that the district was prone to drought.

"In August last year the Ugu municipality had to enforce water restrictions in the face of dropping dam levels. As of last week water levels at EJ Smith and Umzinto dams, were at 8% and 11% respectively," stated Mabuyakhulu.

He noted that there were a number of service delivery challenges in Ugu, and some related to basic services such as sanitation and electricity.

In other provincial news the Mahehle community, which is almost 15 km outside Ixopo on the South Coast, has in the recent past been battling to get services such as tarred roads and running water.

Heath MEC, Peggy Nkonyeni, who acted on behalf of Mabuyakhulu, has handed over to the community a number of houses built by the government.

The houses were the first batch to be handed to the communities in the province as part of the commitment by the provincial government to provide local people with decent houses. It has allocated R17,6-million for the project.

KwaZulu-Natal Local Government MEC Mike Mabuyakhulu has stated that the new water scheme will ensure that our people are saved from water-borne diseases that are associated with the lack of access to safe, clean drinking water.

Nkonyeni said the houses were an indication of government's commitment to improve people's lives.

"Under this government there have been visible changes on the pace of delivery and today marks the continuation of the process of ensuring that people live in better conditions," stated Nkonyeni at the handover ceremony.

The houses were inspected by the MEC, the mayor and councillors to see whether they met safety standards.

One of the features of the project in Mahehle is that houses are built on bigger plots to allow families to build additional rooms.

"We know that it is a constitutionally guaranteed right for people to have properly built houses and it is the intention of government to see to it that people and families live to enjoy it," said Nkonyeni.

The MEC also stated more money would be spent on housing projects.

Chris Khumalo / Sibusiso Mboto / BuaNews

What exactly does the City of Johannesburg Property Company do?

The JPC manages a portfolio of 14 196 land assets with an estimated value of R6-billion. To ensure the portfolio achieves the desired expectations it has been categorised with regard to the various challenges it has to meet. The municipal portfolio, which represents core properties used directly by the City of Johannesburg and its corporatised entities to deliver municipal services, makes up 33% of the total portfolio.

The social portfolio comprises properties that are used or occupied for social development purposes and includes assets such as sports and recreation facilities or libraries, represents 7% of the portfolio.

In total 46% of the entire portfolio is available for economic development and revenue generating opportunities. These three core portfolios enable the City of Johannesburg to use its property assets as productive resources.

Contract income on the portfolio is accounted for by 2 293 leases, generating gross revenue of at least R42-million per annum.

The 209 land sales concluded in the 2004 / 2005 financial year, generated a gross income of R47-million for the City of Johannesburg.

Of the entire leasing portfolio, 1353 leases represent nominal (non-commercial) lease agreements which are awarded largely to NGO's, community and state-based organisations at nominal rentals of not more than R499,00 per annum in support of the social development activities of the COJ or community based projects.

This represents nearly 60% of the entire leasing portfolio, with the balance being commercial leases. Taken together, the land sales and leasing portfolios, and number of non-commercial contracts accounts for 75% of the contracts concluded by the JPC.

Even though the number of transactions on the portfolio are predominantly non-commercial in nature, annually, of all sources of rentals billed and collected by the JPC, non-commercial contracts contribute only 1% of the total rental book of the City of Johannesburg property portfolio which is managed by the JPC, and 3% of the land sales concluded.

The success that JPC has brought to the portfolio, is based largely on taking advantage of the fewer commercial transactions, in a sea of non-commercial activities. This is understandable, because it is the nature of the business that the JPC is in. The JPC goes all out to generate optimal returns for the City of Johannesburg, however, it is evident from transacting activities that releasing tenders and signing contracts has, and is not always purely about money making.

Nisha Moodley / Spring 2005 PropTalk

North West summit explores ways to curb inefficient water management

The Department of Water Affairs and Forestry (DWAF) told delegates attending the North West Water Summit on 20 January, that it would do all in its power to address the scarcity of water and to ensure its efficient management in the province.

Boy Mkhali, advisor to Minister Buyelwa Sonjica, who read the speech on behalf of the minister, said the department would preserve water to ensure that all South Africans benefited both socially and economically from the natural resource.

"It is therefore the responsibility of my department to ensure that this resource is managed in a sustainable manner for the social and economic benefit of all our people.

"Because we are so short of water, we must ensure that we get as much benefit from its use as possible. That means we have to be careful and efficient in the way we use water and we need to be smart with our use of it too," said Mkhali.

Oupa Makoko / BuaNews

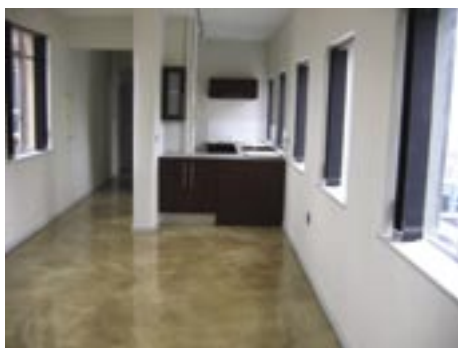




Housing In Southern Africa

Contents

- 1 City of Joburg Property Company on building refurbishment campaign**
It is relatively firm fact that low-cost housing projects in the inner-city of Johannesburg survive only through heavy government subsidisation. Keeping this in mind it is heartening to see that the City of Johannesburg intends to build more than 1 000 apartments with shared kitchen and bathrooms between 2006 and 2008.
- 4 KZN water project to alleviate shortages and new houses for Mahehle**
Communities of the Ugu District Municipality who faced water shortages in the past have been thrown a lifeline – the provincial government recently opened a R62-million water scheme.
- 6 North West summit explores ways to curb inefficient water management**
The Department of Water Affairs and Forestry (DWAFF) told delegates attending the North West Water Summit on 20 January, that it would do all in its power to address the scarcity of water and to ensure its efficient management in the province.
- 4 Events**
Forthcoming industry event information and revue of recently held functions.
- 5 Regional roundup**
News briefs concerning the housing and construction industries from the Southern Africa Region.
- 6 Housing in Southern Africa Feature: Roofing**
- 10 Housing in Southern Africa Feature: Low-cost housing**
- 11 Urban renewal**
At the end of 2005 Aengus Property Holdings (APH) had 350 residential units under its ownership and management within the Johannesburg Inner City. Through mass decentralisation of major corporate firms to areas that have been perceived as being more desirable to house corporate head offices the inner cities have presented unique opportunities to the firm.
- 12 Project finance**
In its efforts to establish an integrated reliable risk database the GPF has collaborated with the National Housing Finance Corporation and is establishing an information system that includes a database of social housing projects in South Africa.
- 14 Housing in Southern Africa Feature: Precast concrete solutions**
- 15 Housing in Southern Africa Feature: Training**
- 16 Housing in Southern Africa Feature: Flooring**
- 17 Housing in Southern Africa Feature: Electricity**
- 18 Social housing**
Following a successful interview process through which the Norske Bologbygelags Landsforbound (NBBL) and the Cope Housing Foundation found a suitable candidate to work a 12 month internship in Oslo, Norway, Leeroy Tandy found himself packing his bags and heading north.
- 19 Upmarket housing**
Current and proposed upmarket developments within South Africa are discussed.
- 20 Industry buzz**
Industry news from the Southern Africa region.
- 22 Products and services**
Various construction products and services are highlighted for review.



Editor's comment



January 2006 is behind us already! I trust that you and your families had a wonderful festive season, and that the beginning of the New Year is proving to be everything you have hoped for.

It's ironic however that the heavy rain Gauteng has been experiencing over the last five weeks has been both a positive and negative influence on our daily lives.

The agricultural sector must be breathing a sigh of relief, but those unfortunate enough to be living in inadequate conditions in settlements such as Alexandra, Diepsloot and Kyasands have once again fallen prey to the unpredictability of the rivers that flow them.

Another down side to the downpours is the damage that is evident on many of the province's suburban roads – many now have potholes in the road surface and others have had their kerbs and shoulders completely washed away.

The country is abuzz with the run-up to the Local Government Elections and the usual sparring partners are competing for space on our streetlights and any other available medium they can get their hands on.

Most of the political parties taking part in the elections have signed the Electoral Code of Conduct, committing themselves to good conduct during the 1 March municipal elections.

The code of conduct is aimed at promoting conditions that are conducive to free and fair elections, including tolerance of democratic political activity, free political campaigning and open public debate.

A government press release has just stated that the IEC is certifying the candidates' list and will soon print nearly 4 200 different ballots for the 284 municipalities countrywide.

On election day, voting would take place from 07h00 to 19h00 as people would not be travelling long distances to vote, thanks to an increase in the number of voting stations (19 000).

In our August 2005 Edition we published an article on the Ponte City turnaround in Berea. Since then Mannie Feldman, who was the principal designer on the landmark project has contacted us to state that the architectural team for the project was Hermer, Feldman and Grosskopff. Manfred Hermer was primarily involved with the business aspects of the project while Feldman undertook the design aspects that included the castellated roof of the shopping component of the mammoth building which was a typical Feldman innovation at the time.

"The brief from the client was to create a landmark building that would serve to visually bring one into the city from Harrow Road. The site was small, less than 4 000 m² and located a steep slope with 21 m fall over the width of the stand. Everything including wind, stability, sunlight, the shadow-line and the cityscape pointed to the construction of a circular building.

In relation to the Unite de' Habitation and a number of other complexes comprising apartments and shopping facilities overseas, a floor of commercial and recreational facilities was included on top of seven floors of parking for 635 cars. The project too 6 years to complete at a total cost of R11-million," explains Feldman.

Speaking of refurbishment please read the interesting article on page 1 regarding Johannesburg's Better Building Programme – there is hope for the inner-city still! In addition and keeping to the topic the relevance of the articles on pages 11 and 12 should be examined too.

'Til next month,

Richard Jansen van Vuuren

PUBLISHER
Jenny Warwick

EDITOR
Richard Jansen van Vuuren

JOURNALIST
Lee-Ann Orton

ADVERTISING
Helen Bennetts

LAYOUT
Arman Srsa



Average circulation
(Jan - Dec 2003) 3970

PUBLISHED MONTHLY BY:
Crown Publications cc
PO Box 140, Bedfordview
2008

Tel: (011) 622 4770
Fax: (011) 615 6108
email: housing@crowns.co.za

PRINTED BY:
Tandym Print



This journal is distributed to all home builders registered with the NHBC



Supported by
THE INSTITUTE FOR HOUSING OF SOUTHERN AFRICA
TEL:
(011) 726-4828

Disclaimer
Crown Publications cannot be held responsible for any errors or omissions whatsoever



The Corobrik Student Architect of the Year Award regional finals

San Ming Chow a thesis student of architecture at the Nelson Mandela Metropolitan University won the Port Elizabeth Regional Finals of 'The Corobrik Architectural Student of the Year Award' for 2005 in November last year.

"I have been impressed at the tremendous spirit that John Rushmere has instilled in this facility and as a result the quality of the work produced in Port Elizabeth continues to improve," said Rod Taylor, Corobrik's director of sales, Cape at the award ceremony.

San Ming Chow's entry was entitled 'Re-Inventing Inner City Manufacturing' and as winner of the region, will go through to the finals early this year.

Chow designed a multi-functional building sited on Govan Mbeki Road in

Port Elizabeth. Comprising two different buildings, the ground floor of the one encompasses shops with testing facilities for the Agreement Board sited on the first floor. Special high volume spaces accommodate the machinery and processes required for their testing procedures.

The second building houses lecture facilities and exhibition space that will add a dimension to the building industry. The rooftop has been designed at the same level as the park at Richmond Hill, with a bridge linking the two areas. The landscaped roof provides a sustainable extension to the park.

The runner-up is Janine Beauchamp who has designed a Cultural Campus on the old University premises in Bird Street. Her entry comprises new premises for the School of Architecture and Art Department.

Third prize was awarded to Konrad Hoffmann for his design for a new Yacht Club sited closer to the Yacht Moll in the proposed Port Elizabeth Waterfront.

There was also a category in the programme designated to the best use of brick. Leslie van der Veen won this award for his use of clay brickwork in the design for the new Music School.

John Rushmere, Head of the School of Architecture at the University said that their method of teaching emphasises the need of the student to think about their project, the siting of the building and its progress to the City.

In the another regional segment of the competition Marie Louise Flanagan, a thesis student of architecture at the University of the Free State, won the Free State Regional Finals of 'The Corobrik Architectural Student of the Year Award' for 2005.

Flanagan's entry is entitled 'A Natural Observatory Centre' and is situated at the South African Large Telescope (SALT) in Sutherland. The Natural Observatory Centre serves to create a transitory path and platform, permitting visitors to discover and experience the more permanent elements of the universe and as winner of the region, will go through to the finals early in 2006.

The design and structure of the Natural Observatory Centre in Sutherland in the Northern Cape, adjacent the recently completed South African Large Telescope and other observatories, gives people an opportunity of experiencing the wonders of the cosmos and seeking for their own answers to the meaning of their existence.

Craig Atkins was a runner-up with his entry is entitled 'Narrative Frames: A Memorial and Archive for the Truth and Reconciliation Commission, Cato Manor, Durban.'

Third prize was awarded to Freddy Lotter for the South African Wine Route Information Centre situated in Stellenbosch.

Werner Geel won the category designated to the best use of brick for his use of brickwork at the Development Centre for the Mentally Disabled in Bloemfontein.

This is the nineteenth year that Corobrik has sponsored this competition. It was initiated in an attempt to promote quality design and to acknowledge architectural talent amongst students. Thesis students from universities and qualifying Institutes of Technology throughout South Africa are invited to submit entries for one of the regional competitions.



Concrete Manufacturers Association 2006 Committee

The Concrete Manufacturers Association (CMA) has announced its committee for 2006. The full committee comprises 12 members, two of whom were not available for this photograph.

Back Row: Kevin Oliff (left), vice president, Paving; Klaus Schubert, vice president, Roof Tiles Solomon Nkhosi, KwaZulu-Natal regional representative; John Cairns, director; John Simpson, treasurer and Shaun Sewnath,

KwaZulu-Natal regional chairman.

Front Row: Danie Greeff (left), vice president, P.I.P.E.S; Garth Gregory, president; Graham Grieve, cement manufacturers representative and Melinda Louw, Floor Slabs vice president.

The two members not seen here were Gysbert Kappers, vice president, Masonry, and Silvio Ferraris, vice president, crb Walling.

CMA invites entries to annual excellence award competition

The Concrete Manufacturers Association (CMA) will be staging its 11th Awards for Excellence competition during 2006.

CMA director, John Cairns, explains that the purpose of the awards is to recognise excellence in the aesthetic, engineering and creative use of concrete manufactured products, and to honour those involved in the application of these products either through design or construction, or both.

"The event presents an outstanding opportunity for southern African designers and project developers to establish themselves as trend-setters in various related disciplines and to gain national recognition for their achievements," says Cairns.

Held biennially, the competition is open to all manufacturers or users of pre-cast concrete products, and entries may be submitted by individuals, partnerships or companies in the following divisions:

Concrete Block Paving; Concrete Roof Tiles; Concrete Masonry; Concrete Retaining Block Walls; Suspended Concrete Floor Slabs; Infrastructural Products and Community Upliftment.

These divisions contain several sub-categories, which are broken down in the entry form. The first four categories listed above include a Vintage sub-category for projects completed 10 or more years ago.

"This category was introduced in 2000 and is growing in popularity. It proves that

concrete products are not only durable but also retain their aesthetic appeal over the long-term," says Cairns.

Apart from Vintage entries only projects which have been completed since January 1st 2004 are qualify for entry.

Cairns adds that the awards will be made on a regional and national basis.

"Regions include KwaZulu-Natal, Eastern Cape, Western Cape and Inland. Coastal-based regional awards will be made to winning sub-category entries at regional ceremonies held at Durban, Port Alfred and Cape Town.

"National awards are made to the winning entry of each sub-category. These awards, as well as the Inland regional awards and the four CMA floating trophies, are presented at a gala awards banquet in Gauteng.

"The most prestigious awards comprise four floating trophies which are sponsored by international pigment manufacturer, Cathay Pigments. These will be awarded to the overall national winners in the Masonry, Paving, Roof Tiles and Other Concrete Products categories," notes Cairns.

Entry forms are available from the CMA website: www.cma.org.za and the closing date for entry submissions is May 31 2006.

For further information kindly contact, Pam Zukor on (011) 805-6742 or via email on cma@mweb.co.za



The winner of the Free State Regional Finals of 'The Corobrik Architectural Student of the Year Award' for 2005 Marie Louise Flanagan is pictured with Kevin Bowers, Corobrik sales director, Petra Smith of the University of the Free State and architect, Jan Ras.



The Eastern Cape Regional Finals of 'The Corobrik Architectural Student of the Year Award' for 2005 winners group. Pictured from left are Konrad Hoffman, John Rushmere, head of the School of Architecture at the Port Elizabeth University, San Ming Chow (winner), Janine Beauchamp, Leslie Van Der Veen and Rod Taylor of Corobrik.



The winner of the Eastern Cape Regional Finals of 'The Corobrik Architectural Student of the Year Award' for 2005 San Ming Chow is congratulated by Rod Taylor of Corobrik.

Project management South Africa: Conference 2006

Project Management South Africa (PMSA), in collaboration with the PMI South African Chapter, will be hosting its fifth international conference on Project Management from 30 May to 1 June 2006 at Gallagher Estate, Midrand, Gauteng.

The PMSA plays host to this international event every two years, and has seen both local and international interest grow with every conference.

In 2004, close to 300 people attended the event, drawing value from the carefully selected presentations by local and international experts on a variety of topical issues in project, programme and portfolio management.

The conference is also an effective networking opportunity for companies and in-

dividuals looking to hire, form partnerships, identify new opportunities, and learn from their peers in similar industries.

The theme for the 2006 conference is "Growth and Collaboration for a Project Management Profession." The conference will emphasise the extent to which project management is evolving as a profession in its own right (rather than as an 'accidental' profession) and the work that must still be done for project management to take its rightful place in the public and private sectors, and academia.

A Call for Papers is available on the PMSA website: www.pmsa.org.za.

For information contact Emma Rynn on 082 891-2546



Nampower thinks big with N\$1,5-billion to spend

The Chairperson of the NamPower Board of Directors, Andries Hungamo, says the power utility will spend N\$1,5-billion to develop a 200 MW to 400 MW transmission interconnection between Zambia and Namibia, particularly in the Caprivi Region.

The link is believed to will hold various strategic supply and commercial benefits for NamPower and is likely to decrease the country's dependency on South Africa for electricity.

Hungamo said the project has been made possible by Zambia's recent construction of a 220 Kilovolt line from the Zambian substation at Livingstone to the Zambezi substation at Katima Mulilo.

The completion date for the 220 KV line from Victoria Falls to Zambezi substation is tipped for May this year while the total completion of the Caprivi Link project is earmarked for 2008.

Hungamo added that Namibia and Southern Africa are moving away from a phase of abundant power to a phase where demand is surpassing supply, a scenario that has forced NamPower to look at all possible electrification generation options to improve future supply.

"We all know that the most viable options for electricity generation are coal, hydro and gas. Coal must be imported at very expensive prices and this option was eliminated very early in the equation. On the other hand, hydropower developments are also costly, take long to complete and are associated with environmental hurdles which take time to overcome."

Hungamo stressed that the Kudu Gas to Power Project, which offers the best solution to generation (power) options, is the most viable, more so because of its association with Carbon Credits.

The Kudu Gas to Power Project is likely to generate 800 MW compared to current demand of 450 MW in Namibia.

NamPower, he stated, also identified two sites on the Kunene River, namely, Baines and Epupa, that have been found to be suitable for the development of hydro-power stations.

Namibia and Angola share the Kunene River and the two countries are co-ordinating all possibilities of hydropower generation at present.

The chairperson noted that although his company has made huge investments in projects it still faces more financial challenges in future, but has been able to recommend a dividend of N\$5-million to its shareholder (the Government of Namibia) during 2005.

"We owe this to our employees who spend days and nights planning and making sure that the nation and our valued customers beyond our borders receive power when and where they need it."

Hungamo encouraged employees to invest more commitment during 2006 in order to secure more productivity and financial stability.

Hungamo also stated that as a responsible corporate citizen, NamPower also goes the extra mile and injects considerable sums of money into society. He cited the company's social responsibility fund to have contributed immensely towards the education of young Namibians.

"I can say with confidence that NamPower is amongst the top companies in Namibia that contribute to the further studies of young people. The company increased its bursary budget by N\$640 000 to bring the total budget for the current financial year to N\$5,8 million.

The challenge facing the energy sector and by extension NamPower is to ensure that reliable and competitively priced electricity continues to power the growth of the economy by means of making the necessary investments in infrastructure to meet the growing demand for electricity. *Engel Nawatiseb / New Era / Windhoek*

New electricity service provider for Namibia

Electricity consumers of Windhoek, Okahandja and Gobabis in Namibia are gearing themselves for a new service provider come 1 July this year.

A new electricity distribution company, CentralRED will take over the distribution of electricity, a function that was carried out by regional authorities, local authorities and NamPower.

The establishment of Regional Electricity Distributors (REDs) throughout Namibia is geared towards assisting especially smaller struggling municipalities in the country, through which they stand to benefit from the shared technical support, capacity building as well as the much needed revenue to keep afloat.

In an effort to ensure a sustainable and efficient electricity distribution industry in Namibia, government together with the Electricity Control Board (ECB) have established REDs, some of which are already operational.

NORED was the first one to start its operations on 13 March, 2002, followed by ErongoRED on 1 August, 2005 and CENORED on 1 October, 2005.

This development comes in light of the Ministry of Mines and Energy's approval of the Electricity Supply Industry (ESI) restructuring study from 1998 to 2000.

turing study from 1998 to 2000.

NORED covers the four northern regions and Caprivi and Kavango, CENORED covers Tsumeb and Otjiwarongo, Grootfontein and Khorixas, ErongoRED the coastal areas, SORED the southern part of Namibia and CentralRED covers Windhoek, halfway between Otjiwarongo and Okahandja up to halfway to Rehoboth and from about 150 km west of Windhoek up to the border with Botswana.

CentralRED and SORED are however expected to start their operations by July this year, after which, electricity consumers will be billed by the companies.

REDs were also meant to sufficiently address the current problems of the close to 50 individual distributors in the country, which partly led to the diverse financial performance of the multitude of electricity distributors.

It was also observed that the distributors failed to raise sufficient capital or big investments for self-sufficiency, prompting Government and the relevant authority groups to look at establishing the REDs.

The City of Windhoek, which was all along responsible for the distribution of electricity in Windhoek, will be the responsibility of CentralRED.

Although this arrangement will lower the income of local authorities, which were distributing electricity, the losses will be recovered from surcharges on the new RED companies.

The city also allayed fears that the new arrangement may lead to an increase in the tariffs, as the companies will only be allowed to make a predefined profit as per government directive. Although every RED has its own tariff structure, an official from the Electricity Control Board says that this move has not resulted in an increase in electricity tariffs.

The only difference is that now there are high basic charges and small unit charges, which is the opposite of the previous arrangement.

In its initial stages, the operations of the CentralRED will not differ from the current set-up as the current meter reader force, billing system, and account production facilities of the City of Windhoek will still be used until the new company has set itself up and streamlined its operations.

Like Windhoek, Okahandja and Gobabis municipalities will also handle the operational issues of CentralRED until alternative measures are put in place after July.

Wezi Tjaronda / New Era / Windhoek

City council secures housing for the destitute

It may not be a mansion or a palace but the Monarch Destitute Shelter is a home to many disadvantaged people in Francistown.

Francistown City Council (FCC) principal social welfare officer, Kerileng Moseki has reported that the council has secured a number of houses for disadvantaged people.

"The council has secured plots and built houses on them for the destitute," she explains.

The Monarch Destitute Shelter is accommodating three people at the moment.

She added that some of the people they host are those with foreign relatives who have left the country. "For people to qualify to stay at this shelters, we do extensive research to find out that there is truly no one who can take them in and there is nowhere they can go and we end up having no choice but to take them in. Normally it is people who are registered as destitute and get food rations from the council every month," says Moseki.

Moseki states that most people who dwell at these places are elderly who are

not able to do anything for themselves.

"The caretakers are council employees and because these people are old, they cook for them. The residents are expected to do their own washing but those who cannot are helped by the caretakers," Moseki.

She added that in case of death, the council takes care of the funeral expenses. The council allows relatives of a deceased in-mate to bury him or her.

Patricia Maganu / Mmegi / The Reporter (Gaborone)

Angolan parliament seeks government clarification on land occupation policy

Angola's National Assembly (parliament) has appealed to the Luanda Government (GPL) for publicity on the procedures of access to construction plots in order to avoid conflicts among citizens.

The First and Ninth commissions of the National Assembly, under speaker Roberto de Almeida, recently gathered with Luanda governor, Job Capapinha and his office staff, following citizens' complaints that reached the parliament about the demolition of their homes by the GPL.

After the session that lasted less than two hours, Capapinha reported that he had informed the National Assembly on the Government's procedures against the unruly occupation of plots and the consequent demolition of houses.

"We advised ourselves mutually on the need for a major publicity of the procedures for access to these plots, either on the radio, newspaper and television, so every one acts accordingly," he explained.

Capapinha continued to explain that

the demolitions of houses disorderly built will continue, within the responsibilities of management of the province entrusted to the Government within the terms of the law.

"What we told the deputies here is that at no time the GPL will stand aloof from its responsibilities," he said, stressing that his office will continue penalising the citizens who insist in operating out of the law.

Angola Press Agency (Luanda)

Unavailability of serviced land hampers housing

The Reserve Bank of Zimbabwe (RBZ) has released just over Zim\$3-billion under the Zim\$1-trillion housing facility unveiled last year, officials at the central bank have reported.

Although the facility was welcomed as a major step forward in reducing the housing backlog, the unavailability of serviced land has been a major constraint.

While home seekers have responded overwhelmingly to the facility by submitting their loan applications to various building societies, the take-up rate had been 'disappointing'.

"We are very worried about the take-up rate and the central bank, together with various stakeholders, is working on a plan to make the facility more attractive," said an RBZ official who spoke to The Herald on condition of anonymity.

The official said the central bank had already engaged the newly established Infrastructural and Development Bank of Zimbabwe, building societies and urban councils to find a lasting solution.

He also revealed that RBZ was also in

the process of reviewing its housing policy to allow private sector participation in servicing stands.

"The current policy does not provide for private sector participation in land servicing.

"However, we are in the process of reviewing the policy to allow private sector participation in housing development and we are expecting to see the take-up rate improving in the next three months," the official added.

The National Housing Facility was established by the central bank to improve the housing stock.

Loans are being made available at 20 percent interest, with funds coming from building societies' statutory reserves.

However, prospective beneficiaries would still need to augment funds accessed under the facility with expensively borrowed resources to fully fund the construction of even the modest of houses.

"Concerted efforts should be made by the Government to provide funds for

infrastructure and to urge local authorities to make serviced land available as a matter of priority," president of the Association of Building Societies of Zimbabwe Taka Mutunhu reports.

Targeted beneficiaries could not afford to borrow at the current mortgage rates as their low salaries made it difficult to repay loans.

"In order to alleviate affordability problems, funds generated from investing activities should continue to be utilised to subsidise mortgage lending rates in which the rates should remain below those of other financial institutions," Mutunhu adds.

Mutunhu has suggested that investment in building activities other than lending should be seen as a necessary corollary to building societies in the area of housing development.

Housing remains one of the Government's priorities as evidenced by the launch of Operation Garikai/Hlalani.

Martin Kadzere / The Herald / Harare

Marley Quality Co

From community flats...



Rodes Industrial 5061



**Aesthetic appeal — Status — High performance — Affordability
Better insulation and comfort — Unsurpassed durability**

All the benefits of Marley concrete roof tiles are now available in

NEW! EKONOROOF® STEEL and EKONOROOF® TIMBER

Quality engineer-designed super cost-saving roofing packages for economic housing. Contact us for full details.

Concrete Roof Tiles

to community housing...



**Quality concrete roof tiles play a major
role in community upliftment.**

Marley concrete roof tiles make the difference!

Marley Roofing

Gauteng: Tel: 011 316-2121 - e-mail: olifants@marley.co.za
KwaZulu-Natal: Tel: 032 944-4155 - e-mail: tongaat@marley.co.za
Visit our website @ www.marleyroofing.co.za



MARLEY
Years ahead in roofing!

CMA
Trophy
Winner
1998
2000
2002
2004





The Concrete Manufacturers Association (CMA) has produced a video and booklet to be used as 'How To' training guides for the erection of roofs using the CMA Roofing System, a high-quality concrete tile roofing system introduced by the CMA for low-cost and affordable housing in 2004.

A typical low-cost house with a CMA Roofing System roof was erected on some open ground at Portland Park in Midrand, and during construction video footage and photographs were taken. The house was built with a roof span of 6,6m, the maximum allowable in terms of an Agrément certificate which was awarded to the CMA Roofing System by Agrément South Africa.

CMA director, John Cairns says the idea behind the project is not only to provide a high quality concrete tiled roof for low-cost housing developments but to transfer skills to the under-privileged for the creation of employment opportunities.

"Both the video and the booklet can be used to train semi-skilled and unskilled labour on how to erect a roof correctly. We anticipate that the training material will be used mainly on turnkey projects in which communities be-

come involved in building their own houses.

"The material offers a simple step-by-step approach on how to erect a roof using the CMA Roofing System. We have identified 30 steps in building a solid well-designed roof and each of them is outlined in the training material. These are split into four sections, namely the erection of trusses, the installation of underlay, the fixing of battens and laying the concrete tiles," explains Cairns.

Concrete roof tiles for the training house were supplied by CMA member companies as was the roof underlay that was specifically developed for low-cost housing. A cost-effective protection agent, the underlay offers high heat resistance, superior wind uplift strength and vapour impermeability.

The house was built with two types of concrete masonry, maxi brick on two of the walls and 140mm hollow blocks on the other

two, both materials being the most common forms of masonry used in the construction of low-cost housing.

For the purposes of this exercise the CMA house comprises external walls and a roof only. Normally a low-cost house this size comprise three rooms, a combined mini-kitchen and living area, a small bathroom and a bedroom.

"Until the development of the CMA Roofing System concrete roofs constructed with concrete tiles were the preserve of the upper and middle income housing sectors. Today, however, concrete roof tiling is also the most desirable roofing option for affordable housing," says Cairns.

The CMA developed-system, which is available in either dual pitch or mono-pitch configurations, with engineering input from Victor Booth, a well-known independent roofing consultant.

The development of the system took two years, and culminated in the awarding of the prestigious Agrément certificate by Agrément South Africa.

Cairns says although it is widely accepted that concrete tiling generally makes for the best form of roofing, there is still a perception that it is a more expensive option.

"We have shown that, by deploying this new design, roofs covered with concrete tiles are not only the most attractive and durable solution, but the most cost-effective as well."

Specially designed timber roof trusses, which have been thoroughly tested to

meet all the technical requirements of Agrément South Africa, are integral to the system. Sample roofs were subjected to stringent tests, one of which entailed trusses being loaded with more than twice their total design capacity and nearly four times their working load capacity, far in excess of what would normally be applied, with no measurable movement.

The other components of the CMA Roofing System are of course concrete tiles.

These are supplied by CMA members and the standards which apply in the manufacture of these tiles are on a par with the world's highest. Tiles produced by CMA members are subjected to stringent quality standards based on a new South African standard specification which was approved by the national committee StanSA TC 5120.61 Construction Standards in accordance with procedures laid down by Standards South Africa in 2004.

Cairns says the new standard, SANS 542 : 2004 Concrete Roofing Tiles, is closely linked to the latest international European Standards EN 490 and EN 491, subscribed to by 18 countries.

"The revised standard covers all quality standards relating to raw materials, hanging length of tiles, squareness, flatness, cover width, tile mass, fixing holes, transverse strength, rain penetration, compliance sampling, and quality control requirements.

"The CMA Roofing System is being exclusively marketed as a complete roofing package by CMA roof tile manufacturers and the training material forms part of this exercise. They will ensure that the trusses are manufactured and the roofs erected in accordance with these standards. Every completed roof will also carry an engineering certificate," maintains Cairns.

Concrete association produces video presentation on roof construction



1
The first step in the building of a pitched roof is the erection of trusses. A string line is stretched from the top of each gable truss to ensure that the top of each truss frame is at exactly the same level. It is also important to ensure that the first and last trusses are equidistant from each gable end.

2
Battens are nailed onto the rafters through the underlay. The underlay must be fixed to the rafters with clout nails prior to battening.

3
The perimeter tiles must be placed accurately to ensure correct tile spacing and alignment.

4
Tiling should be done from left to right working from bottom to top at a width of three tiles. This is the only way to keep the tiles in a straight line and ensure perfect alignment at gable ends. As this roof nears completion it is evident that it is adding character and charm to a very basic structure.

5
A rake tile is nailed to the verge counter batten. Rake tiles must be fixed with serrated nails and the first rake tile must butt up against the second course of tiles.

6
A view of the completed system from the interior of the low-cost housing model.



The low-cost house model constructed with the CMA Roofing System roof at the CMA's premises in Midrand, Gauteng, was displayed to a group of journalists at the end of last year.

Architectural and Building Products



nutec Bigsix



nutec Vermont



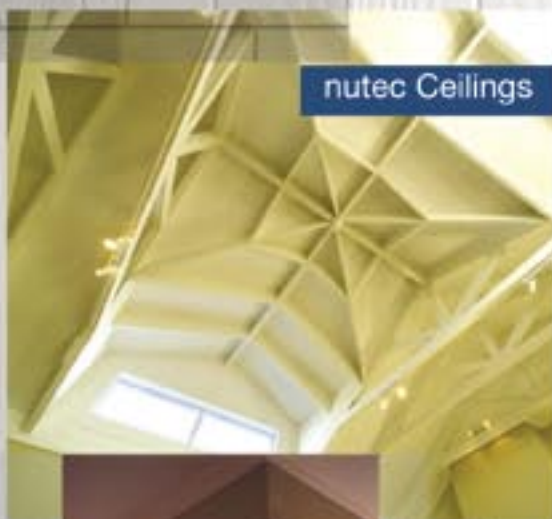
nutec Cladding



nutec Slate



nutec Windowsill



nutec Ceilings

one solution - a multitude of answers.

nutec products are manufactured using one of the most advanced formulations in the production of asbestos-free fibre cement products.

distributed through leading building material stockists countrywide, an established export market further endorses the international acceptance of the nutec product range.

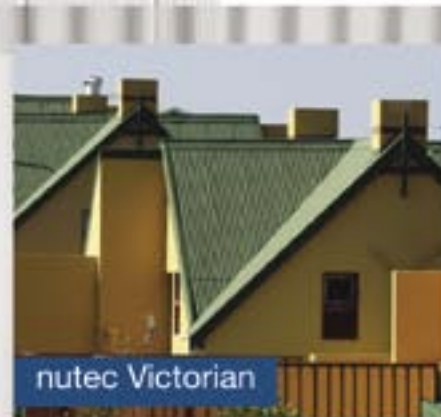
nutec - when functional, aesthetic and cost criteria need to be met.



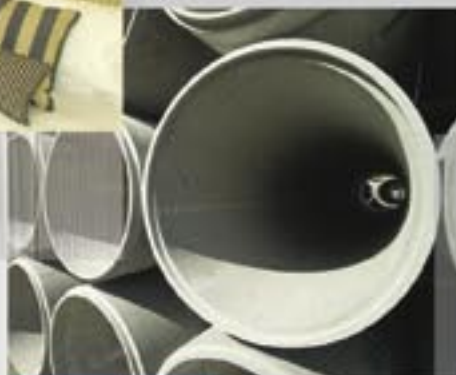
nutec T&G Panel Effects



nutec Columns



nutec Victorian



nutec Pipes

nutec Garden Products



EVERITE
www.everite.co.za
Info: 0861 333 835



Gypsum firm takes part in activism campaign



The satisfaction of completing their task is visible on the faces of staff members.



The interior walls are prepped before product application.



The house nears completion during the 16 Days of Activism Campaign held in December last year.

As part of the 16 days of Activism of No Violence Against Women and Children, the Gauteng Department of Housing undertook the challenge of building 16 houses in 16 days.

The event took place in Doornkop, Soweto, from 25 November to 5 December 2005.

The event is an annual one aimed at highlighting the plight of women and children who were victims of abuse.

The criteria set for selection of beneficiaries by the Peoples Housing Process was that they are women, be survivors of domestic violence, single parents with dependents, having no proper housing, and being 45 years or older.

The 16 beneficiaries were amongst 20 applicants approved and will have suitable shelter early 2006.

BPB Gypsum undertook to complete the interior of one of the houses built during his time. The beneficiary of this house was Thandi Rhoda Motsoare (61).

At 17 years old Thandi started working at a butchery and during this time she lost her arm in an accident, for which she received no compensation. She is a single parent to two children and runs a small business from home selling beverages.

BPB Gypsum not only turned her shell into a house but made it a home that Thandi can be proud of. All the internal walls were constructed using RhinoWall, which has excellent thermal properties so she will be warm in winter and cool in summer.

A kitchen counter was also constructed using RhinoWall. The internal brick walls were plastered with RhinoLite, for a smooth finish. BPB Gypsum also installed an M-Strip Rhino-Ceil thermal ceiling, which is an important barrier against disease causing dust as well as temperature fluctuations.

The company donated the installation of electricity in the home and a mural was painted in the bedroom by Alette Van Der Westhuyzen, a BPB Gypsum employee.

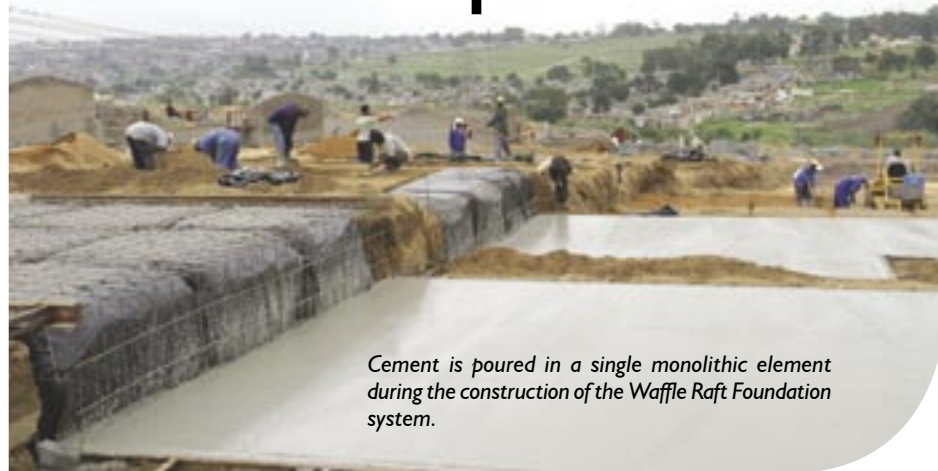
The installation of the BPB products was done by volunteer employees from BPB Gypsum, former BPB Gypsum Academy students and members of the surrounding community.

The Gauteng MEC for Housing, Nomvula Mokonyane, opened and closed the campaign, and was substantially impressed with the quality of the BPB Gypsum house.

BPB Gypsum has proudly supported this initiative since 2004 and will continue to be involved in this critical and worthwhile project.

The company is currently building an anti-retroviral clinic in Reiger Park that will serve three surrounding informal settlements.

Holcim product supports new Alexandra low-cost housing development



Cement is poured in a single monolithic element during the construction of the Waffle Raft Foundation system.

Everyone is to build his or her house on a strong foundation. But when the house in question is to be built on an 80 m² step on a steep slope leading down to a river, with collapsing sands underneath and another 1 403 houses surrounding it – other considerations come into play.

For instance, the collapsing sands on the site may cause sections of the foundation to subside, leading to cracking of walls; and the high water table beneath the foundations may result in rising damp with consequent health problems.

For the housing project currently taking shape in Alexandra Extension 7 Township (near Marlboro), ProFound is using the patented Waffle Raft foundation system, which provides the answers to all these challenges.

The system is literally a reinforced concrete 'waffle' with a reinforced surface bed linking the narrow beams that penetrate deep into the earth to give the rafts their strength and stability.

A chain trencher is used to dig the narrow trenches for the supporting beams that run under the slab area in both directions; where soil conditions require it these beams may penetrate more than 1 metre deep; on sloping sites they may be used to form retaining walls of 3 m or higher.

The soil pads under the entire foundation are then 'wrapped' in plastic sheeting to ensure that no rising damp can get through the slab and the steel reinforcing is hand-fixed to suit the shape and beam layout of each house.

Once the reinforcing, the formwork (for any steps) and the edges of the foundation are in place and have been inspected by the

Engineer, readymix concrete is poured, forming the foundation into a single monolithic element.

Special attention is paid to ensure that concrete in each beam is fully vibrated before rolling off and finishing of the slab is started. The slab surface is then covered with plastic sheeting to help prevent shrinkage until initial set has taken place and it is ready to be powerfloated.

After the powerfloating operation has been completed the edge formwork is removed, soil is placed around the edges to form a dam and the raft is 'ponded' with water to allow curing to continue for at least five to seven days.

Holcim Readymix 20 MPa Starmix, using 26,5 mm aggregate, was used for these Waffle Raft foundations to meet ProFound's requirement for an affordable product with enhanced slump characteristics to simplify filling the deep reinforced beams.

Kevin du Preez, ProFound's director (Low-Cost Housing), says that not only are these foundations meeting the challenges posed by the difficult site, they are actually designed to be substantially stronger than initially specified! Because the stands are tiny and each home stands close to the next (available ground for housing in Alexandra is at a premium), the beneficiary's only potential to increase their living area is upwards.

As a result, the Alexandra Renewal Project have agreed to foot the bill to increase the design strength of the foundations from supporting single-storey houses to supporting double-storey homes, thus ensuring the new Alexandra Extension 7 home-owners will have 'foundations to build on'.

A chain trencher is used to dig the narrow trenches for the supporting beams that run under the slab area in both directions



The soil pads under the entire foundation are 'wrapped' in plastic sheeting to ensure that no rising damp can get through the slab and the steel reinforcing is hand-fixed to suit the shape and beam layout of each house.

Two North West Province families receive houses in time for Christmas

Christmas could never have come earlier for Anna Khutshwane and Mimi Mashabe of Lonely Park in Mafikeng, who received the keys to their new houses on Saturday, 10 December 2005.

The hand over ceremony was officiated by the North West Province Premier, Edna Molewa who was accompanied by the Deputy Minister of Correctional Services, Cheryl Gillwald.

The two houses were built in support of the 16 Days of No Violence Against Women and Children Campaign which began on 25 November and ran until 10 December 2005.

The construction of the houses had to coincide with the start of the campaign and the whole project had to be completed within 16 days.

Khutshwane and Mashabe's families never had decent houses before and lived in shacks and mud houses.

The project was a joint effort by the North West Department of Developmental Local Government and Housing, Mafikeng Local Municipality, other provincial departments and

the community of Lonely Park.

Molewa captured all the emotion surrounding the event when she urged business people, communities and government to continue working together so that they can tackle the current housing backlog.

"Surely, if two beautiful houses can be built and completed in 16 days, then with more manpower and the will of the people a complete settlement can be built in a month", added Molewa.

The two elderly women could not hold back their tears of joy when Molewa handed them their house keys.

"A new house without food and furniture is not a house".

These were the words of Ward Councillor Motsile More of Mafikeng Municipality at the ceremony, while indicating that the two families will also receive food parcels and new furniture has been donated by the government to the families.

Lemogang Rakobane





Property firm snaps up commercial stock for residential conversions

At the end of 2005 Aengus Property Holdings (APH) had 350 residential units under its ownership and management within the Johannesburg Inner City.

The company, whose core business is urban renewal, provides turnkey development where a project is taken from an idea through the construction phase, culminating in either leasehold or ownership and ongoing management.

The company focuses on under-performing nodes, and their implicit portfolios.

"We have thus far only operated in South African metropolitan areas, specifically 'mothballed' commercial buildings which we convert to residential space which we then hold for rental," explains Aengus Property Holdings managing director, Richard Rubin.

"Owing to the mass decentralisation of major corporate firms to areas that have been perceived as being more desirable to house corporate head offices; the inner cities have presented unique opportunities to us," he continues.

This availability of stock, juxtaposed with a seemingly insatiable demand for affordable rental accommodation has allowed for APH's involvement in a number of commercial-to-residential conversions.

The company currently has three significant partnerships in place.

APH has partnered with ApexHi Properties with the company being a minority equity stakeholder in three of APH's Johannesburg Inner City Projects.

ApexHi has invested heavily within the nodes that APH develops its properties, and APH has already earmarked three new buildings to be developed jointly between the two companies.

Standard Bank Properties, a division of Standard Bank South Africa, has provided for mortgage finance on APH's first three developments within Johannesburg (partnered with ApexHi).

The bank sees the value of these transactions in terms of the Financial Charter's focus on the development of affordable rental housing stock around the country.

Trafagar Property Management, believed to be the largest residential property managers in the country, manages all of APH's buildings.

This relationship allows for APH to focus on developing and growing its portfolio of residential units. The company believes that Trafagar is the foremost expert on inner city portfolios, and counts APH's buildings amongst the most prestigious of its rental stock under management.

APH has earmarked three more buildings for development in 2006. Last year it began work on three projects, namely: Biccard House, 66 Smal Street and African City.

Biccard House was APH's first project and consists of six floors of commercial space totalling approximately 4 500 m², with retail at street level measuring about 2 000 m².

APH converted the building in 54 luxury apartments, consisting of studios and one-bedroom apartments. The retail area was also upgraded, and services both the residents and passing trade through seven retail stores.

66 Smal Street is a 15 floor building that the Johannesburg Supreme Court, as well as other famous landmarks. Once home to many members of the Johannesburg legal fraternity the building now consists of 150 themed apartments as well as two penthouses. The development is a true 'lifestyle' brand within the rental housing sector and the first of its kind in Gauteng. Services such as laundry, internet, food and recreational activities are available to tenants.

African City is a commercial building that has been empty for close on ten years and is being converted by APH into 145 bachelor and one-bedroom apartments. The finishes will be raw and industrial. The conversion is currently underway.



The finishes in the 66 Smal Street development are designed around motifs from various capital cities around the world namely: New York, Jozi, Paris and Tokyo. The penthouses on the 15th floor have almost unencumbered views of the city that could compete with vistas from other booming metropolises elsewhere in the world.



Building foundations for South Africa's future





The National Home Builders Registration Council (NHBRC) is a statutory body with the responsibility to provide protection in terms of the Housing Consumers Protection Measures Act, 1998 (Act 95 of 1998). It is mandated to provide protection for all new housing consumers against defined defects and to regulate the home building industry.

The NHBRC aims to:

- Protect housing consumers by maintaining, implementing and regulating quality standards in the home building industry.
- Provide assistance, through provincial customer care centres, to housing consumers where major structural defects occur and where homebuilders fail to meet their obligations.
- Build the capacity of both homebuilders and housing consumers, with specific emphasis, through a national training programme, on those who have been historically disadvantaged.
- Provide technical and management support to provincial housing departments and local authorities.
- Maintain and grow the warranty fund to cover potential risks.

For more information contact:

NHBRC
Tel: 011 317 0000
Fax: 011 317 0105
Toll Free Number: 0800 200 824
Web: <http://www.nhbrc.org>

Phase 4, Medscheme Office Park
10 Muswell Street
Bryanston, 2021.

PO Box 461
Randburg
2125

QUALITY CONCRETE ROOF TILES

**The most attractive, most durable
and most cost-effective roofing solution
for affordable housing**



As a developer or builder in the affordable housing market there are many considerations you have to take into account on any project. Roofing being one of them. This is where the unique benefits of concrete roof tiles come into their own. Quality concrete roof tiles have proven to be the most cost-effective roof covering available. A concrete tile roof such as the one shown here costs approximately 20% less than conventional trusses with steel sheeting.

**Make the right choice for affordable housing,
choose quality concrete roof tiles.**



Tel: 011 805-6742 Fax: 011 315-4683 e-mail: cma@cis.co.za
Website www.cma.org.za



Funding Gauteng housing initiatives through partnership

Gearing private sector finance for housing is a political priority for both government and the private sector.

"We believe the Gauteng Partnership Fund is leading the way in getting financial institutions involved in sustainable social housing projects in Gauteng," states Gauteng Partnership Fund (GPF) chairperson Dali Mpfu.

The GPF has learnt a number of lessons over the last three years in structuring deals with the private sector. As a result of these lessons as well as a product review undertaken in November 2004, the organisation restructured its product offering.

"We scaled down some of our products that we not achieving the results we were hoping for and replaced them with new products that became available in April last year," explains Mpfu.

"This process reconfirmed our commitment to the provision of an innovative, pro-active market focused intervention to help normalise funding in the social housing sector," he continues.

During its third year of operation the GPF exceeded its target of 2 01 units for the 2004 / 2005 financial year by facilitating finance for a total of 2 641 units through its products.

The GPF has also provided unfunded policy assistance to both national and provincial government on various social housing issues as well as technical assistance to a number of housing institutions.

In order to facilitate units and gear private finance, which is a key priority for the GPF.

The challenges faced by the organisation during the 2004 / 2005 period included:

The accreditation of the Social Housing Institutions (a significant strain on delivery) which is a requirement for disbursement of GPF funding. This is mainly as a result of SHI's slow submission of applications to the Social Housing Registrar for accreditation. Once they have applied the SHI's are also slow to adhere to the requirements for accreditation.

The overall funding framework and the current institutional subsidy is not tailored to the production of viable medium to higher density housing products and projects, and has no proper provisions for the operating and management costs of the housing stock.

Capacity building initiatives for the sector have largely centred on education and training initiatives and the pre-establishment phase of the Social Housing Institutions.

This has resulted in a focus on the establishment of Social Housing Institutions with limited emphasis on the project packaging and project implementation.

The slow release of subsidies also hampered delivery for the period and this resulted in non-alignment of funding flows between the different funding agencies that are involved in the projects.

The social housing sector has been moving out of the low-income market into the middle income markets due to the financial pressures and subsidy constraints and therefore competing with private sector players causing potential market distortions.

In response to these challenges the principles contained in the new social housing policy will be implemented in the GPF:

Social housing projects must be financially viable in their own right, with high repayment rates and good management practices. The accreditation of projects will allow for the participation of private sector developers and rental management agencies in social housing provision in order to bolster capacity to achieve scale delivery.

This approach involves a shift away from focussing capacity building on the establishment of a fully functioning SHI putting staff in place up-front and training them and then hoping that delivery on projects will follow.

This approach will ensure that delivery takes place through accredited projects through SPVs formed by the various funding agencies and the private sector. Once the project is underway it will be put out to tender or proposal to call to prospective SHIs and management agents.

This approach will also ensure that SHIs will have to adhere to accreditation principles and best practice principles in order to get access to viable projects.

It would further require SHIs to compete for viable projects, which will entrench best practice into the sector and also through natural attrition get rid of non-performing SHIs in the sector.

Growth in the delivery and management

of social housing will be best be achieved through the involvement of both social housing institutions and the private sector, acting separately through partnership.

There should be no distortions created in the market through inappropriate use of public funds. GPF funds will be used in such a manner that stimulates and / or facilitates private sector investment and participation in the social housing sector.

GPF investment will be used to gear the private funding provided for social housing in order to obtain maximum benefit for the sector and social housing beneficiaries.

The co-ordination of funding flows has been achieved through the creation of the Social Housing Steering Committee, which

has representatives from the NHFC, SHF, SPSH, DoH and GPF that meet once a month to assist with the implementation or co-ordination and prioritisation of project assessment and approvals.

The organisations second objective is the capacitating of social housing institutions.

The GPF and the Department of Housing (Gauteng) have recognised that one of the major hurdles in the provision of social housing is the lack of capacity both within emerging and in some cases established housing institutions.

Most institutions in the Social Housing sector are faced with problems of capacity.

We're finally admitting that there is something more indestructible than our concrete and aggregates...

...our reputation.

For almost 100 years, W.G. Wearne (Pty) Ltd has been at the forefront of the construction industry. Our superior service and top quality products have built us a reputation that is synonymous with excellence. **We supply readymix, aggregates and attention to detail that you won't find anywhere else.**

Suppliers of
READYMIX & AGGREGATES

Branches:
Gauteng: Randfontein, Vanderbijlpark, Alberron, Kempton Park, Cenicurion. North West: Carletonville, Potchefstroom, Rustenburg. Free State: Bethlehem, Kroonstad. Limpopo: Polokwane, Makhado.

WEARNE
Foundation. Reputation. Service.
*Established 1910



'A scramble for Africa' as walling system firm opens for business

ReMaCon Products has begun production of its innovative and economical retaining wall system, RemBlok 30, at its newly commissioned factory in Chloorkop, Gauteng.

The company reports that demand is already outstripping supply. The company is also experiencing strong demand for the Terraforce range of concrete retaining blocks (crb) which it is manufacturing under license.

Orders have been placed by major construction companies such as VVB, Basil Read, LET Construction, Friction Retaining Structures and Kalode Construction, and the first two retaining walls in which the RemBlok 30 system was used have already been constructed.

CYC Civils built the first in Vanderbijlpark and the other was installed by Friction Retaining Structures in Douglasdale, Johannesburg.

The manufacturing firm has also supplied over 30 000 Terraforce blocks for storm water protection which was used in a road-widening exercise at Cosmo City, north of Johannesburg.

ReMaCon chief executive officer, Silvio Ferraris, says demand for RemBlok 30 and Terraforce crb products is much stronger than originally anticipated and a night shift is to be introduced to meet that demand.

"We will also invest in another two machines to double our product offering and enable us to make four different products at any one time. In addition we intend producing a double block Terraforce system

The company's plant is situated on the perfect site for the production of crb blocks. Spanning some 17 000m² and paved with concrete, it is ideal for the storage and dispatch of concrete blocks.

"We have ample space for future expansion of the factory. This year we intend erecting a permanent office building on the site," say Ferraris.

In addition to its own RemBlok 30, ReMaCon is manufacturing the following under license to Terraforce:

Terraforce 120 for the protection of river and



(Above) Concrete retaining blocks come off the production line at the recently commissioned concrete retaining block factory in Chloorkop, Gauteng



(Left) This retaining wall in Douglasdale, Gauteng, was erected by Friction Retaining Structures. The company was the first to use the new RemBlok 30 concrete retaining block system.



ReMaCon chief executive officer, Silvio Ferraris at the company's production facility. Behind Ferraris a batch of concrete retaining blocks is stacked for curing.

stream beds and banks, and slopes of up to 55 degrees on highways;

Terraforce L11, a functional and large retaining wall block used mainly on high wall applications as well as for vertical wall applications; And the Terraforce L18

that offers aesthetic features not found in the other blocks, allowing for curves and rustic textured faces.

"Our mission is very simple. We offer a wide range of technically superior crb products from the essentially functional to those with aesthetic appeal at very competi-

itive prices – in other words a one-stop crb block selection facility.

"For instance our RemBlok 30 system is much more economical than any other product on the market and design engineers have applauded its extension piece which allows for positive locking

into the primary block while keying actively into the backfill. The extension arm also makes the entire retaining wall structure far more secure as well as being economical to erect.

"Providing our instructions and specifications are followed the system is far more failsafe than any other product on the market. It is ideal for large gravity walls and the extension arm obviates the need for double

skinning; a factor which makes a considerable difference to the overall cost, especially in structural gravity walls where geo-fabric tie back depths can't meet all the design requirements," observes Ferraris.

RemBlok 30 is ideally suited for large high-volume applications such as relatively straightforward walls found in industrial and civil sites. Providing design engineers with greater design versatility for both mass / gravity or fabric reinforced walls, the extension piece allows for greater resistance to sliding than do traditional crb systems. The system also reduces the risks of blocks sliding forward during compacting.

Ferraris says a vertical version of RemBlok 30 using a dowel shear key system will be introduced this year.

He also says that besides being very easy to erect RemBlok 30 is labour intensive, thereby generating employment for those with only basic skills.

ReMaCon is a member of the Concrete Manufacturers Association (CMA). Ferraris, who has had a long association with the CMA, having held the positions of vice president of both the crb and paving divisions, has been elected vice president of the crb division for 2006.

which will be similar in function to that of RemBlok 30, but rather than employing the low-cost extension arm, will deploy two joined blocks of the same size," explains Ferraris.

A demonstration model of the retaining wall system, indicating how the extension arms lock into the primary blocks.



A batch of concrete retaining blocks awaits packing and strapping at the production plant.





CETA under fire – a return salvo aimed at critics

The Construction Education & Training Authority (CETA) has hit back strongly at critics who have been claiming that it is technically bankrupt, falling apart, and that training of learners to fill serious skills gaps in the building and construction industry could grind to a halt.

"We are not insolvent. It is impossible that we could be insolvent. And there is no threat that training will stop," says CETA chairman Narius Moloto, "There is no crisis in CETA. Things are OK," he maintains.

At the same time, CETA has rejected 'with contempt and disdain' a demand by one of its training providers that the government intervene to prevent a 'disaster' in skills training in the construction industry.

There have been reports of corruption by service providers, employers and within the organization itself, mismanagement, low morale and high staff turn-over within CETA, non-payment of skills training providers.

Adding to CETA's image woes was the sudden departure of its chief executive, Themba Dlamini.

"These reports require urgent correction. Certain facts have been distorted, others are totally unfounded," Moloto told a specially called media briefing towards the end of last year, where he went on the counter-attack, stating that reports in one newspaper grossly misrepresented the true state of affairs within the authority.

One report quoted a major training provider as saying that because of non-payment by CETA for training services he was being forced to close his business.

Moloto has admitted that the authority has been experiencing a decline in reserves and had over-committed itself for skills programmes

and learnerships to the tune of R250-million.

But this is a temporary situation, he insists, which had affected payments to some training providers. Others were not being paid because their claims were under investigation.

He attributed the over-commitment to CETA's 'over-enthusiasm' in taking aboard large numbers of learners to meet 'onerous' national skills development strategy targets.

The brakes were on, and this situation was now being rectified, he said.

Moloto took particular exception to one newspaper report that CETA had a deficit of R702,7-million. This was 'falsely presented', Moloto declared, and he added:

"This amount is not a deficit. It pertains to forward over-commitment. It includes the R250-million committed to learnerships and skills programmes for 2006, and a further R69-million which relates to deferred or de-

layed payments due to non-compliance with CETA's accounting systems by service providers. The balance of R452,7-million is made up of memorandums of agreement, mostly for learnerships which have not yet been registered and therefore do not form part of the so-called over-commitment."

Other points made by Moloto's CETA survey include:

In a special anti-corruption audit, the authority had uncovered corruption involving about R150-million among skills training providers and industry employers. Police are investigating;

The audit identified skills providers who were misappropriating funds meant for learnership programmes, falsifying claims for 'ghost' learners, shortening the length of training courses and claiming payment for services they never delivered;

CETA had exceeded its learnership and skills programmes targets in 2005, sending thousands of newly skilled people into the construction marketplace;

Far from "shutting shop, CETA's 2005/6 business plan showed total funds available for disbursement from income and reserves would reach at least R471 614 217 – "almost half-a-billion rand on a variety of national skills development strategy targets."

And on the burning issue of non-payment or late-payment to skills providers – which sparked much of the controversy – Moloto added:

"CETA gives the assurance that it will continue to honour its commitment and pay training providers and other stake-holders what is due to them. But only if they comply with CETA regulations and policies."

Skills training settles Cape pay disputes

The Building Industry Bargaining Council (BIBC), in partnership with the Construction Education & Training Authority (CETA) has stepped in to de-fuse public pay disputes which erupted during the first phase of the massive N2 Gateway project in Cape Town.

In the end, the solution was straightforward: it evolved around skills training.

"Initial press reports implied that people were not being paid their due," explains Lindsay Madden, chief executive of the BIBC.

"These reports drew the attention of agents of the local BIBC, whose responsibility is to see that people are paid properly."

The inspectors' reports indicated that sub-contractors, who were being paid on a 'per-block' basis, were unable to achieve production targets.

"The real problem," states Madden, "seemed to be inadequate training."

For example, one sub-contractor's team of five workers managed to lay only 316 concrete building blocks in two weeks.

"At the agreed rate of R3,50 per block laid, that meant a total income of about R1 1000 – hardly enough to keep six people happy," explains Basie van Wyk of Power Construction.

For the Sobambisana Consortium, the BIBC, the Power Group, the Department of Public Works and other role-players it became a matter of urgency to get a training programme under way. They turned to CETA and one of its main skills providers, Tjeka Training Matters, to recruit and train unemployed members from the local Joe Slovo community. Everyone got involved – the Unicity responded by making facilities available on the site of the Athlone power station, and with financial assistance from the Sobambisana Consortium, a parking garage was converted into a classroom.

Today, 60 people are undergoing a 24-weeks training programme that includes practical and theoretical classroom instruction and on-site instruction.



Maximise productivity with the HP Designjet 4500 Printer Series



Shown: HP Designjet 4500 mfp*

Unattended colour production at low cost

- Large input and output capacity
- New HP 90 Extra Large 775ml black ink cartridge and 3-ink cartridge
- No need for trimming with small margin printing
- Automatic inline folding device (optional)
- Low support costs

Superior lines and images

- Accurate lines and high image quality
- HP Professional colour technologies
- Exceptional output quality enabled by HP media

Double your print capacity

- HP Double Swath Technology – Twice the performance in colour and black and white
- Driverless multi-file printing
- Fast, simultaneous processing

Easy-to-use integrated solution

- Integrated copy system
- Outstanding copy and scan performance
- Remote printer management and extended accounting support

HP DESIGNJET 4500mfp PRINTER

- Print up to 42"/1067mm wide
- 2400 x 1200dpi maximum resolution
- Two media rolls with long roll support up to 175 metres
- Ink supplies of 225 and 400ml for CMY, 400 and 775ml for K
- Embedded processor and 256MB memory expandable up to 512MB.
- 40GB Hard Disk

HP DESIGNJET 4500 SCANNER

- 1067mm scan area
- Accepts originals up to 15.2mm thick
- 508dpi optical and 2400ppi enhanced scan resolution
- 3 inches (76mm) per second in colour and 10 inches (254mm) per second in black and white scan speed
- 2.6Ghz processing speed, 1GB memory, and 30GB hard disk drive

*Media stacker optional

"With the Designjet 4500 you don't need to constantly check on the printer, instead you can do something else. We easily save 6-12 hours a week because of this."
John Jury, Director, Reprografix

CALL 0800 118 883

CLICK www.hp.com/go/designjet4500

VISIT your local Designjet Channel Partner



Absolute Technologies: +27 21 531 1355; Africa Blue: +27 31 303 3023; Aisel Systems: +27 12 655 0177; Alyson Lawless: +27 11 476 4100; Applied Imaging Group: +27 11 789 1934; Digital Image Processing Company (DIPCO): +27 31 206 1391/+27 31 201 0754; Graficomp Cape: +27 21 702 0012; Graficomp Johannesburg: +27 11 792 1348; GMS: +27 11 695 0400; Knowledge Base: +27 31 566 3323; Midcomp Digital Solutions: +27 11 789 1222; Micrographics Solutions: +27 41 365 5701; Technocad: +24 11 803 8834; Digital Distributors: +24 21 423 5695; Regma: +27 11 659 2838; Regma (Cape Town): +27 21 552 7667; Regma (Gauteng): +27 11 493 2909; Regma (Pretoria): +27 12 320 6329; Regma (Durban): +27 31 305 3529; Reprodraft: +27 11 444 8440; Tobias New Technologies: +27 15 291 0800

© 2005 Hewlett Packard Development Company, L.P. All rights reserved. *Designjet 4500 mfp consists of Designjet 4500 postscript printer plus the Designjet 4500 scanner (media stacker optional).

PS-Media J98 796132



Flooring firm geared for fast start to 2006

When Echo Floors built a new high-tech factory at Muldersdrift three years ago, the intention was to close its old production line, but the demand for flooring panels has been so great the firm has decided to bring it up to standard and give it a new life.

The Echo group, the country's largest manufacturer of concrete flooring panels, has completed a major upgrading of production systems at its two Gauteng manufacturing centres, significantly increasing output across its entire range of panels for the residential, commercial and industrial construction sector.

This follows the streamlining of the main batch-plant at Echo Prestress' Chloorkop factory and the complete 'make-over' of Echo Floors' original Muldersdrift plant – now over 20 years old – which had previously been earmarked for retirement.

"When Echo Floors built a new high-tech factory at Muldersdrift three years ago, the intention was to close the old production line, but the demand for flooring panels has been

so great we decided to bring it up to standard and give it a new life," says Echo group marketing director Melinda Louw.

"This involved, among other things, upgrading and re-making all the pallets," she points out.

Today the restored and modernized factory is now running at full capacity alongside the new plant, producing hollow-core reinforced concrete panels to ISO 9001 systems and procedures, chiefly for the residential and townhouse market.

At Echo's Chloorkop factory – which custom-manufactures longer-span prestress hollow-core panels mainly for larger residential, commercial and industrial buildings – the new

batch plant and concrete feeding system have introduced new European quality standards and product refinement.

The Chloorkop upgrade followed the integration of the former Fastfloor concrete flooring panel company into Echo Prestress.

"As a result of the upgrades we have been able to step up overall production by about 50%," says Louw, noting that Echo concrete flooring panels are the only panels manufactured in South Africa to ISO 9001 systems and procedures.

"Recently, it's been difficult keeping up demand for panels from the building and construction industry. But we are now in a position to meet the demand from all sectors – residential, retail and commercial developments, and also industrial buildings," she highlights.

Faster delivery to customers is another spin-off, and the Echo plants can now meet delivery times of two to three weeks.

The new advances at Echo make the concrete panel system an even more economical option, especially when larger retail commercial and townhouse projects are involved, Louw says.

"It always was a more economical and time-saving way of laying floors, but now it's even more so," she maintains.

Louw also reports that the company is geared up for a brisk start to 2006 after an early year-end slow-down in the construction sector in 2005.

Shortages of building materials such as bricks and lintels, compounded by slow delivery of water, drainage, roads and electricity services for new residential and commercial developments, forced an early seasonal slow-down to the year.

"All of these slowing-down factors combined to affect volumes. Unusually, we finished the year with a number of projects in mid-project phase, which means we are off to a flying start now that the 2006 building construction year has started," she adds.

As 2005 ended, developments in the commercial market, and in the middle-to-lower end of the residential market, were working to Echo's advantage.

While the number of new big-ticket

residential developments being launched onto the Gauteng market was slowing, the commercial and retail market and lower-cost townhouse residential markets – in the R300 000 to R800 000 range – were on an upward slant.

At the close-down, Echo plants were working to meet demand for floor panels in the commercial market for projects such as new retail, warehousing and office developments.

"The increasing pace of building in the lower-end residential market was also good for us, since the pre-cast system is particularly suitable in the construction of townhouses with their generally less complicated floor layouts," reports Louw.

A strong working partnership between Echo engineers and developers and their professional construction teams was another factor contributing to Echo's good year.

It is an increasingly significant feature of Echo's operations.

"We get involved with the developers and their teams in the pre-planning stages, before the actual projects get under way. Echo prestressed panels are not a product which just gets dumped on site. We are the fourth leg of the partnership platform, with the developer, contractor, the architect and the structural engineer the three other legs," stresses Louw.



Comprehensive service for concrete floors now available

The institute provides in-depth advice and training on the laying of concrete floors.

The Cement & Concrete Institute (C&CI) provides a comprehensive service on concrete industrial floors, ranging from advice and consultation, education and training, as well as publications and reference sources.

John Sheath, marketing manager of the C&CI, says the institute has established that problems associated with flooring usually fall into two main categories: design and detailing, and construction practice.

"The School of Concrete Technology's one-day course on Concrete Industrial Floors aims to help consulting engineers and contractors overcome these problems. The syllabus is extensive and covers, for example, design, joints, reinforcement, and surface finishing. The section on construction covers the selection of materials, construction of the sub-grade and sub-base, concrete requirements, construction and finishing of concrete industrial floors," Sheath explains.

Scheduled flooring courses will be presented in Midrand and Cape Town in mid-2006 but arrangements for special courses can be discussed with the School.

Free publications on flooring produced by C&CI include 'Repairing spalled joints in concrete floors' and 'Sand-cement floor screeds and concrete toppings for floors'.

The acclaimed C&CI handbook, 'Concrete industrial floors on the ground', by Louis Marais and Bryan Perrie, can be obtained from the Institute at a price of R134.00 (excl VAT).

"The Institute can also provide advisory service on all aspects of concrete flooring while the C&CI Information Centre stocks a wealth of reference material on the subject," Sheath added.

Further information on training can be obtained from Zoe Maré (zoe@cnci.org.za); on publications from Jean Sharman (jeans@cnci.org.za) or by telephoning the C&CI on 011 315 0300. The Institute's website is www.cnci.org.za

When it comes to concrete... talk to C&CI

Our team of technical, information and education specialists is on hand to answer your questions and train your staff

Let our expertise work for you!



Tel (011) 315 0300 - Fax (011) 315 0584
E-mail info@cnci.co.za - Website www.cnci.org.za





Electricity utility releases plans for tariff restructuring

The implementation of Eskom's 2005 Tariffs Restructuring Plan provided the foundation for the full unbundling of tariffs in the future.

Significant changes were made from 1 January 2005 to the unbundling of the Megaflex, Miniflex and Nightsave Urban tariffs into cost-reflective network charges; customer service and administration charges; and energy charges.

This created the basis for the full unbundling to be proposed for 2007/8.

To allow customers to understand the impact of these significant changes in the tariff the 2006/7 Tariffs Restructuring Plan proposes only small changes which would focus on rationalisation – especially of the tariffs in the residential sector.

All the proposed changes have been calculated to be revenue neutral to Eskom.

Eskom has proposed the following in 2006/7:

No tariff structural changes to Megaflex, Miniflex, Nightsave (Urban), Ruraflex, Nightsave (Rural), Landrate, Businessrate and Homepower tariffs;

Introduction of the Municipal Finance Management Act levy (MFMA levy) to cater for the delayed implementation of price increases to municipalities due to the implementation of the MFMA (communicated to the relevant stakeholders at the end of September as required by the MFMA);

In selected 'takeover' areas, the Hometake tariff and the Homelight 1 tariff should be consolidated in one tariff, namely Homelight 2;

The reduction of the Homelight 10A tariff to streamline the suite of supply options to customers;

Changes to make certain non-standard tariff structures applicable to certain customers more cost reflective.

There are currently six Homelight tariffs plus Hometake, a tariff applying to selected urban areas. These selected areas are areas where Eskom took over electrical assets and customers from various local authorities in the early 1990s. The Homelight suite of tariffs and Hometake are single-energy-rate tariffs suitable for customers with low consumption and for supplies connected through the national electrification programme.

This suite of supply option aims at providing the largest subsidy, for both tariff and connection fees, for tariffs with the smallest supply sizes; this suite is aimed at customers with low to medium consumption levels.

The present tariffs are as follows:

Hometake – a tariff for 60A supplies applying to selected takeover areas only.

Homelight 1 20A – cost of connection fully funded by Eskom/national electrification programme with a 20A supply limit.

Homelight 1 60A – cost of connection fully funded by Eskom/national electrification programme with a 60A supply limit.

Homelight 2 5A/10A – cost of connection fully funded by Eskom/national electrification programme with a 10A or 2,5A supply limit.

Homelight 2 20A – cost of connection partially funded by Eskom with a 20A supply limit.

Homelight 2 60A – cost of connection partially funded by Eskom with a 60A supply limit.

The 10A supplies have no connection fee, the 20A supplies have a small connection fee and the 60A supplies, which receive the smallest subsidies, pay the highest connection fee.

With the takeover of many local authorities' electrical networks and customers, Eskom also inherited their tariff structures and rates. These tariff rates were much lower than the Eskom approved tariff rates. When taking over these towns, Eskom agreed to keep the tariffs in line with the surrounding local

authorities, once normalisation had taken place. However, during the process of normalisation no tariff increases were implemented, which in turn resulted in tariffs that were much lower than Eskom's approved tariffs as well as the tariffs of the surrounding local authorities.

This started in 1999 and was approved by the NER at the time, but these tariffs were increased at a higher rate than the standard tariff increases, and eventually rose to a level where they are now at least equal to the lowest approved Eskom tariff i.e. Homelight 2 (20A).

A controversial clause in the Electricity Regulation Bill that sought to transfer the independent regulation of electricity tariffs from the electricity regulator to municipalities has been repealed, the minerals and energy department says.

Deputy director-general for electricity and nuclear power Nelisiwe Magubane said yesterday that power supply fell under administered prices and should be regulated.

"The bill now says the regulator must be able to set tariffs. Our intention is to make the regulator stronger," Magubane said.

The clause to allow municipalities to set tariffs sent shock waves through the electricity industry, with the National Electricity Regulator (NER) saying it "seriously reduces the powers of the regulator".

NER CEO Smunda Mokoena complained recently that the removal of powers from the body to regulate electricity tariffs and enforce compliance would relegate its function to merely the policing of municipal activities — an exercise that was bound to be "a wasteful deployment of resources".

Mokoena could not be reached to comment about the changes in the new legislation yesterday.

Magubane said her department was also working on finalising details of the Electricity Distribution Industry Restructuring Bill, which makes it mandatory for municipalities to participate in the restructuring process.

The reshaping of the R30-billion distribution industry will create six regional electricity distributors from the merger of the 187 municipal distributors and Eskom's seven distribution businesses.

But since there is currently no law compelling municipalities to participate in the restructuring process, some local authorities, fearing to lose revenue generated from electricity supply, have simply ignored government's call for a merger.

Magubane said the bill, which would be presented to Parliament in March this year, would also provide guidelines on how to compensate Eskom and the municipalities for their power distribution assets being transferred to the distributors.

Eskom / Business Day

A full report on the tariff restructuring can be viewed at this internet address:

<http://www.eskom.co.za/content/RetailTariffRestrPl.doc>

Switch and socket range for optimum safety and enhanced aesthetics

Legrand's range of Mosaic switches and sockets includes isolator switches, designed for isolating the stove for optimum safety during repairs, cleaning or maintenance.

Mosaic AC isolator switches, which consist of a frame, mechanism and cover plate, are supplied as complete units.

Double pole 40 A and 45 A switches – 250 V are compatible with 4" x 4" boxes and two gang BS type boxes respectively, with a minimum depth of 46 mm. The double pole switch has an optional neon light.

Push button 6 A – 250 V units are available as single and two module mechanisms. An additional facility is that the two-way push button switches, with a label holder, can be lit with lamps.

The Mosaic range, unique in its simple and outstanding design, is designed for optimum safety and enhanced aesthetics. Modern, brilliant white polycarbonate cover plates, which are smooth and screwless, enhance any wall finish and complete the advanced functionality of this wide range of components. Silver and gold cover plates, with a matt or gloss finish, are fully interchangeable with the original Mosaic white covers. The universal modular concept of this system allows for adaptability in any installation.

This range of switches and sockets, which has SABS certification, has been developed to offer many different functions suitable for offices, homes and commercial installations and provides an efficient solution to all requirements of electrical controls.



The universal modular concept of the system allows for adaptability in any installation.



Whatever the weather, our range of masonry products and roof tiles featuring a variety of colours and finishes, are your best protection.

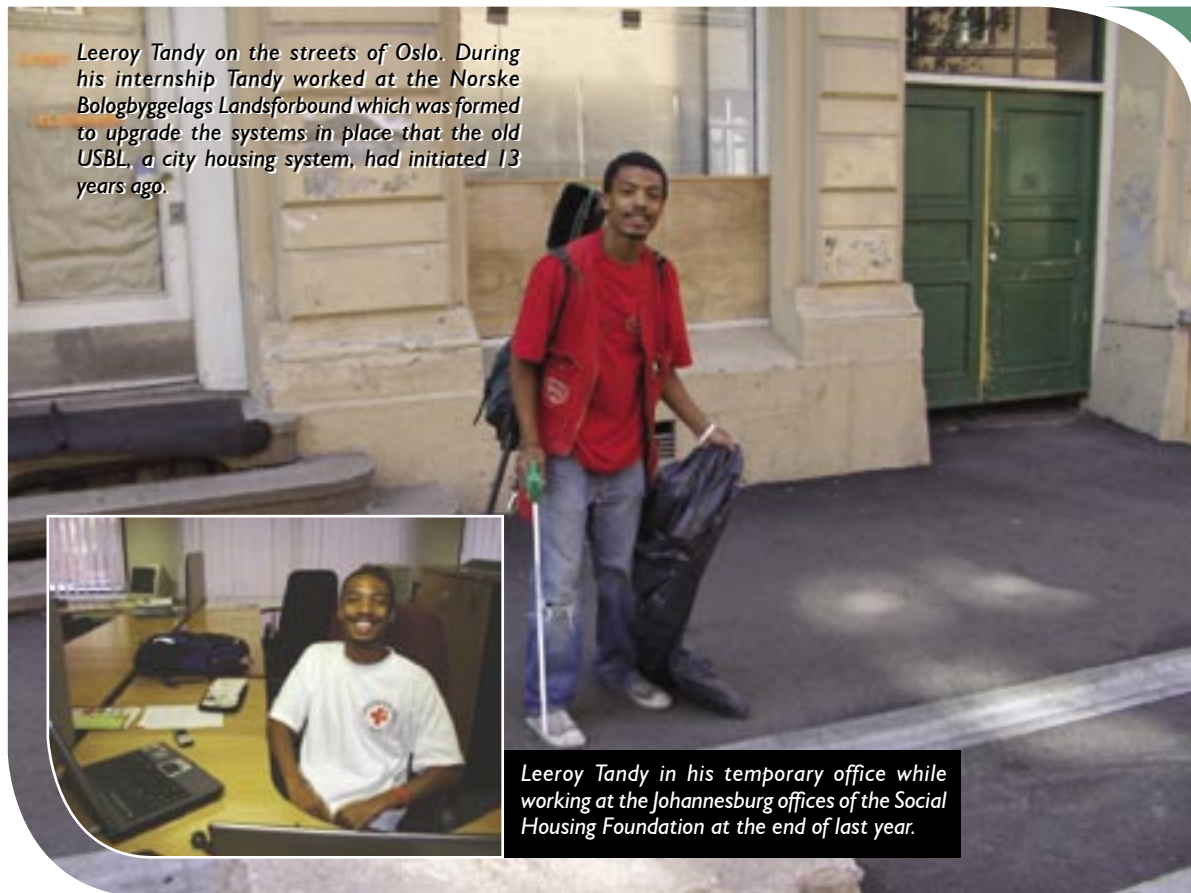
011 495 2200
www.technicrete.co.za



Technicrete



Leeroy Tandy on the streets of Oslo. During his internship Tandy worked at the Norske Bologbyggelags Landsforbund which was formed to upgrade the systems in place that the old USBL, a city housing system, had initiated 13 years ago.



Leeroy Tandy in his temporary office while working at the Johannesburg offices of the Social Housing Foundation at the end of last year.

Following a successful interview process through which the Norske Boligbyggelags Landsforbund (NBBL - Norwegian Federation of Co-operative Housing Associations) and the Cope Housing Foundation found a suitable candidate to work a 12 month internship in Oslo, Norway, Leeroy Tandy found himself packing his bags and heading north.

All this took place 18 months ago, when Tandy, from the south western reaches of Gauteng was working with his father in the Johannesburg Inner City – providing maintenance services to a number of city-based social housing institutions.

Given the undeniable dynamics of working in Johannesburg and the city's ongoing efforts to revitalise its core, Tandy's job was always going to be challenging.

This changed when the opportunity to apply for the 12-month internship became apparent in July 2004.

Tandy flew to Oslo in November 2004 and returned to South Africa in mid-November last year. His immediate impressions were initially based on the severe climate shock.

"I left South Africa on one of the hottest days of the summer so far and arrived in Oslo to one of their coldest – apparently it was minus 18 degrees Celsius when I got off the plane," he recalls with a smile.

He was immediately whisked off to be supplied and fitted with clothing much more suited to the perpetual winter – where the sun was conspicuous in its absence for 16 hours a day!

"The first three weeks of my trip were spent in a town north of Oslo, a place called Bergen, where I attended a preparatory seminar which set the tone for the remainder of my stay," explains Tandy.

"It was an awesome experience for me as I was the only person from Africa in attendance with two Americans and the remainder of the delegates being from Norway itself – so it was a significant cultural experience for me," he continues.

From Bergen, upon the completion of the preparatory course, Tandy returned to Oslo where he began his internship with a public company, Gamle Oslo Service Central, at all levels of the organisation's operations.

The company Gamle Oslo Service Central is a company that undertakes caretaking and maintenance services for housing co-operatives in the old city of Oslo.

The owners of the company are the same housing co-operatives that receive the services. The initiative to form this company came 13 years ago from USBL, a co-operative housing association that operates all over Oslo.

Tandy explains that the project he was taking part in formed part of the old city of Oslo.

Norske Bologbyggelags Landsforbund was formed to upgrade the systems in place that the old USBL, a city housing system, had initiated 13 years ago.

When asked whether he thought the Norwegian social housing model could be applied in a South African context Tandy is of the opinion that the local market is still in its infancy with the rental segment doing extremely well, and the rent-to-buy segment experiencing little growth in an underdeveloped system.

Upon his return from Norway Tandy spent a month working at the Johannesburg offices of the Social Housing Foundation. At the time he said his plans for 2006 included applying all the valuable knowledge and experience he has been afforded over the last 13 months into his family's business.

Founded in 1946, the Norwegian Federation of Co-Operative Housing Associations (NBBL) is a national cross country membership association representing over 90 co-operative housing associations in Norway. The organisation counts 660 000 individual members and 250 000 housing units in close to 4 500 affiliated housing co-operatives.

Norwegian housing associations vary in size, counting anywhere from 100 individual members and upwards to 190 000. These associations and their members, the affiliated housing co-operatives and NBBL respectively, make up the Norwegian Co-operative Housing Movement. With a population of 4,5 million, this makes the NBBL the fourth largest membership movement in the country.

With representation in all urban areas, housing co-operative homes hold a significant share of the housing market in cities, with this percentage being as high as 40% in Oslo.

The national average is 15%. An Average Norwegian housing co-operative consists of approximately 50 homes per co-operative.

The vision of the Norwegian Co-operative Housing Movement is to offer members the opportunity to attain a decent home in a sustainable living environment.

With firm grounding in co-operative values of self-help, self-responsibility, democracy, equality, equity and solidarity, NBBL believes in the ethical values of honesty, openness, social responsibility and caring for others, adhering to the international co-operative principles as stated in the

Local lad experiences successful European housing system in Norway

International Co-operative Alliance Statement on the Co-operative Identity.

In the region of 62% of co-operative homes managed by NBBL members consist of high-density housing (apartment buildings, blocks) with the remaining 38% comprising medium to high density housing (semi-detached and row housing).

In order to enable the co-operative housing movement and NBBL members to achieve their overall aims and goals, NBBL and its 55 employees remain dedicated to the promotion of economic growth and social development of the Norwegian housing sector through co-operative enterprises, assisting

NBBL members through a broad range of activities.

These include:

- Representing co-operative housing associations and their members before parliament, government and central agencies with regards to housing policy and other related issues.
- Co-ordinating and assisting the analysis of policy issues with a view to developing approaches and strategies for the promotion and advancement of co-operative interests.
- Promoting and supporting the housing co-operative movement in Norway through various forms of research, training and technical assistance, information, publications and programmes.
- Promoting co-operation and collaboration among NBBL member and partner organisations.
- Developing and providing a variety of benefits, products and services for NBBL members, with activities ranging from finance, insurance, consumer goods and services to statistical surveys, analysis and legal services.
- Supporting housing initiatives in partnership with local organisations abroad aimed at low income groups through various forms of developing co-operation north-south, including short and long term technical assistance.

NBBL activities are funded through a combination of member contributions and income generated from NBBL products and services.

In addition, financial support for specific

research and development co-operation activities has been provided by various departments, central agencies and organisations.

Post the Second World War Norway was faced with significant challenges of reconstruction in all sectors of society – a severe housing backlog being one of the more pertinent.

Broad political consensus secured a housing policy relying on a division of responsibilities between three main stakeholders for its implementation:

A state housing bank providing affordable financing; municipalities providing affordable land and infrastructure and the private sector; the co-operative housing movement being the single largest agent – developing, organising and distributing affordable housing units to low and middle income groups including the disadvantaged.

The strategy proved to be a success, not in the least due to the enabling environment provided by easy access to affordable financing and land, achieving a relatively equal social distribution of adequate housing standards with relatively low public expenditures.

In many ways, development of the housing sector reflects the positive development in Norwegian society as a whole.

Co-operative housing associations and housing co-operatives are regulated by separate legal acts. Dating back as far as 1960, the Co-operative Housing Associations Act and the Housing Co-operatives Act, have recently undergone significant legislative revision resulting in two new acts, renewing and updating the Norwegian co-operative housing model.

As opposed to co-operatives found in other sectors, primary housing co-operatives in Norway are most often established by secondary housing co-operatives that are called co-operative housing associations. Housing co-operatives established by co-operative housing associations are referred to as affiliated housing co-operatives.

Due to primary co-operative by-law requirements of shareholder membership in both primary and secondary co-operatives, secondary co-operative members right of pre-emption in second hand transfers of primary co-operative shares; and with the secondary co-operative in most cases serving as business managers to the primary co-operatives it has established – strong bonds are maintained between the two.

Norske Boligbyggelags Landsforbund

During his Norwegian internship Tandy was allocated a number of tasks to perform ranging from administrative duties to physical labour.





Developer launches four new projects in Cape Town

Cape-based property developer Amdec has begun to develop two adjoining sites along the upper sections of Kloof Nek Road, Cape Town.

"The plus factors of this area include its proximity to the CBD and the most popular Atlantic Seaboard beaches. It is also close to reputable schools – and, above all, the area offers classic views of the whole of the Table Mountain East Face, perhaps the most famous of all tourist sights in South Africa," states Magnus McDowall, Amdec development manager.

Amdec's project, upon completion will have a value close to R20-million. It will provide four upmarket homes, all double-storey and with about 215 m² of floor space.

The homes will have three bedrooms, with accompanying bathrooms, and will be fitted out in top-of-the-range materials,

such as aluminium framed glazing, quality floor tiling and granite tops in the kitchens and bathrooms.

"The architect for the project, Hannes Bouwer, has incorporated a contemporary look, while avoiding the all too common nautical themes that now characterise many of the new Atlantic Seaboard properties," explains McDowall.

Higgovalle has always had an upmarket image, but McDowall says that recently there has been a call for modern, well-designed homes of the type that Amdec is now providing.

"Many of the homes here are older, yet don't have heritage value and although they frequently have space, they have poor layouts," he says.

"Even with extensive refurbishment, they often do not meet the needs of today's more discerning buyer, who is conscious of the overall design integrity.

An artist's impression of the homes to be developed on two adjoining sites along the upper sections of Kloof Nek Road in Cape Town.



Exclusive three-unit development launched in Tokai

An artist's impression of Silverstone, a new Tokai development launched by Upton Properties.



Upton Properties have launched a new Tokai security development called Silverstone.

The development is sited on a plot almost 1 933 m² in size and will consist of three large double storey homes, designed by architects Raubenheimer Hervey & Associates, in a Georgian style with Chromadek roofs and plastered facades and with shutters on the windows.

Each home will have three bedrooms and three bathrooms, a walk-through dressing room and study, which could be used as a fourth bedroom.

The kitchens will link in with open plan dining and living areas and gardens. Double garages, with direct access to the house, will be standard extras on all units.

The homes will have 298 m² to 312 m² of floor space and the plots will be an easily maintainable 700 m².

The price of the homes range from R2,95 million – inclusive of VAT and transfer duty upwards.

There is a great demand in the Cape Town Tokai area, where there are few cluster developments and not much to meet that demand.

R2-billion of development envisaged for Dwars River Valley

In a recent briefing to some 150 'first line contacts' the chief executive of Boschendal, Clive Venning, discussed the principles on which he and his team are working and listed what they hope to achieve if and when planning approval is given by the local authorities and the Minister of Agriculture for their newly acquired land in the Dwars River region.

Venning said that he has had until now to be reticent in his statements as so much is still in a delicate discussion and negotiation stage, but pressure to explain the overall plan has been mounting.

Although the chief proposal is to add a significant residential component to the farms, Boschendal, said Venning, will not be following the 'disastrous' trend seen in the last two decades throughout the Boland. This, he said, has been to subdivide wine and fruit farms to the point where they are overbuilt, inefficiently farmed and no longer capable of employing significant numbers of people.

By contrast, said Venning, at Boschendal all 1 000 plus hectares of the vineyards and orchards and all existing conservation areas will be kept intact. The farm sections will continue to be run by the existing farm management team, formerly employed by Anglo American Farms, and the livelihood of some 280 people living and working at Boschendal, as well as several hundred seasonal workers, will not be threatened. Employment opportunities will, in fact, said Venning, be greatly increased once construction work begins on the developments.

The new owners are already proceeding with the marketing of 18 Founders Estates, 23 to 44 ha in size. Subject to their complying with cer-

tain SAHRA (South African Heritage Resources Agency) rulings, these have now received all the approvals necessary. Seven of the Founders Estates already have homesteads on them and on the remainder buyers can erect homes in compliance with certain architectural guidelines provided that they occupy no more than 0,8 ha of the site.

In a follow-up phase, the new owners plan to sell some 475 village homes. These will be sited on 23 farm village sites which are no longer occupied, the occupants having already been given - or soon will be given - complete homes in a new Anglo-American sponsored village, Lanquedoc, where, for the first time, they will be bone fide owners – at no cost to themselves. In the old villages all building and rebuilding will, again, be done to Cape vernacular designs drawn up by the Stellenbosch architectural practice of Dennis Moss Partnership.

Also planned for the estate is an upmarket retail centre and boutique hotel (with 80 to 120 rooms). These will be sited on the strategic corner bounded by the Paarl – Franschoek / Banhoek - Stellenbosch roads.

Venning's briefing to his first line contacts stressed that the main reason why his consortium was selected from 142 bidders was probably that they have a 30% BEE shareholding (headed up by and that their proposals, if accepted, will raise incomes in the valley by 30% in real terms. Venning said that 25 000 jobs could be created in the construction of the R2-billion plus developments and that 2 600 jobs could be sustainable thereafter as a result of over 3 000 people moving into the estate as permanent or semi-permanent residents.

Estate agency drives a KwaZulu-Natal property success story

Three weeks into the launch of the Ballito Manor oceanfront residential development, property realtors RE/MAX Dolphin had 90% of the 82 exclusive apartments billed to become the most exclusive signature residential development on the Dolphin coast.

This is one of the biggest success stories in the history of South Africa's property industry.

KwaZulu-Natal North Coast real estate franchise realtors RE/MAX Dolphin closed the deal on the sale of all but ten of the luxury apartments in the exclusive Ballito development within 21 days of the project's launch.

The Ballito Manor development, set to be the most luxurious residential property from "Cape to Cairo", launched by Dr Louis Luyt and the Louis Luyt Group, secures the last available development site on the Ballito beachfront.

Demand for the apartments in all three free-standing sections of the Ballito Manor Estate – Manor Beach, Manor Gardens and Manor Views – has reportedly been unprecedented.

While there has been international investor interest, the development sold too rapidly to market the development overseas.

Dr Louis Luyt attributes the success of the sales to the exclusive position of the development. It is designed in contemporary coastal style with imported fittings and classic finishes. The apartments are located directly opposite Willard Beach – the main swimming beach in Ballito – and enjoy uninterrupted views of the Indian Ocean.

Site director for the development, Louis Luyt Jnr, confirms work on the development process is already underway with the demolition of the original elegant holiday home of the Luyt family. This will make way for the foundations of the three freestanding sections of the construction.

The Ballito Manor development is scheduled for completion by the first quarter of 2007.

An artist's impression of the completed project in Ballito, KwaZulu-Natal.





Engineering consultant receives prestige technical award



Construction of the Rautenbach / Watt / Roosevelt Link Road which forms part of the Alexandra Renewal Project.

Department takes over housing duties from Mafikeng local municipality

The North West MEC for Developmental Local Government and Housing, Phenye Vilakazi, took over the housing delivery function from Mafikeng Local Municipality on December 13 last year.

The department will handle the implementation of all government-subsidized housing projects until further notice.

It will appoint contractors, supervise them and directly monitor the projects from start to finish. This is to make sure that despite any challenges that the municipality may be facing, the delivery of houses is not affected.

The decision was announced by Vilakazi at a special full council meeting held and was unanimously accepted by Council.

In November the police raided the municipal offices and confiscated some documents for a possible investigation of some procurement processes. The Council has since resolved to institute an internal investigation on the allocation of one of the housing tenders. Furthermore, Vilakazi had requested the Office of the Auditor-General to conduct a compliance audit, following a concern that the municipality did not follow proper procedures in the allocation of one of the housing tenders.

Vilakazi was adamant that these investigations should not in any way, derail housing delivery in Mafikeng.

"I am in

full support of any investigation that will help clear the suspicions on the matter, but those investigations must not stall housing delivery", he pointed out.

Mafikeng was one of the municipalities that Vilakazi identified as a priority in housing delivery during his budget speech earlier this year. The municipality has a housing backlog of 43 736 houses.

Since 2000, the provincial government has allocated and funded about 10 000 houses for the municipality, of which the municipality has managed to build only 586 in the past five years.

The blocked or incomplete projects in Mafikeng include the houses that were earmarked for people whose houses were destroyed by a storm in 2003. These people had been living in tents for eighteen months before they finally got their houses early this year.

As part of an attempt to assist the municipalities that were facing challenges in delivering housing projects, Vilakazi announced during his budget speech that he was going to withdraw the housing delivery function from about ten municipalities which were struggling to fulfill this function due to capacity problems. Mafikeng was one of the identified municipalities due to the problems outlined.

Vilakazi later decided not to proceed with the withdrawal of the function from the Mafikeng municipality after the Executive Mayor, Nomvula Hlangwana, submitted a comprehensive strategy for housing delivery in the municipality to Vilakazi.

"The strategy was good and the municipality soon started the construction of the houses and I was satisfied that the municipality was starting to move on housing delivery", says Vilakazi.

Three months down the line, the municipality had delivered 350 houses, mainly to the victims of the 2003 disaster and people were being moved from tents to decent houses.

However, Vilakazi was concerned that the current investigations may take the focus from housing delivery and therefore derail the completion of the projects if it remained within the municipality. "We are trying to avoid that. We must still be able to meet our housing delivery targets as a province", states Vilakazi, who also mentioned that he was concerned that the municipality currently does not have a well functional housing unit.

The North West MEC for Developmental Local Government and Housing, Phenye Vilakazi, has taken over the housing delivery function from the Mafikeng Local Municipality in the North West Province.

Empowered engineering consultancy, Arcus Gibb has been honoured with the prestigious South African Institution of Civil Engineering (SAICE) Technical Excellence Award for its involvement in the Thesen Islands Development in Knysna.

A passion for environmental and civil engineering excellence has led to the success of the ambitious and technically challenging Thesen Islands Development project, the largest marina development on an island in South Africa.

"The marina project required the development, integration and protection of a 15 km area overcoming adverse physical conditions, historical pollution problems, stringent environmental legislation and challenging design and construction issues by implementing innovative environmental and civil engineering design solutions. These met aesthetic quality standards and economic requirements," explains Arcus Gibb's project director, Phillip Grobbelaar.

By providing these solutions, the Thesen Islands Development is a successful environmental and commercial project adding value to the greater Knysna area through engineering excellence.

"The project team was elated to receive

the SAICE Southern Cape Branch Award earlier this year and now to be recognised by our peers and receive the National Award for Technical Excellence is a honour for such a great engineering achievement," states Grobbelaar.

The company excelled in the 2005 SAICE awards both at branch and national level. The Neptune Interchange at Coega received the SAICE Algoa Branch Technical Excellence Award.

Project director, Yusry Frizlar states that the construction of the Neptune Interchange provides easy access to both the Port and the IDZ for the medium-term development of the IDZ.

At national level, the company received SAICE's award for the best presentation for the Construction of Rautenbach/Watt/Roosevelt Link Road, which is part of the Alexandra Urban Renewal project.

"We are honoured to receive so many accolades and are extremely proud to be involved in a variety of projects throughout our offices in South Africa and proves our multi-disciplinary diversity and success through technical engineering excellence," states company chief executive officer Richard Vries.

Beware the pitfalls of property development

Most people think that property development is an easy way to retire young but there is many a slip between bold and sold as scores of self-styled and even professional developers have discovered on the long and bumpy road to property riches.

"Development requires large amounts of cash throughout the process and many factors such as difficult neighbours, outdated systems and lack of infrastructure can bring a development to a jarring halt.

"It's something potential buyers need to consider before they sign up for what they think is a done deal – it's always worth doing a bit of extra research to find out factors that could hamper the process," states Saul Geffen, managing director of Mortgage SA.

These are some of the most common problems to a smooth development:

Deeds Office – "The property boom, tax and FICA requirements has placed excessive pressure on the Deeds Office and conveyancing attorneys - as a result, the property transfer process has become extended," explains Geffen.

"The number of deeds lodged and registered has increased and at present title deeds are being kept in the Deeds Office for around three months before being delivered to the conveyancers. Developers as well as regular property purchasers are unable to commence with building or any other transactions while their Deeds are held up.

Infrastructure – Geffen notes that infrastructure in South Africa does not facilitate a quick development process. Inefficient systems cause unnecessary delays resulting in an approval process, like rezoning, taking years to complete. "Delays at municipal level can hinder the progress of many developments."

Environmental protection – Geffen notes that Stellenbosch University's unit for environmental ethics found that developers obtained the lowest rating for adherence to legislation.

Their report, going to cabinet in July in order to set policy

guidelines for developments, goes on to say there is 'potential for consultants to be biased as they are invariably paid by the developer', and that the relationship between developers and decision-makers is far 'too close' for comfort. It also said 'developers make inappropriate use of personal contacts with decision-making bodies to get projects approved'.

"Environmental action groups increasingly concerned with preserving an area's natural heritage are becoming very proactive about saving South Africa's natural heritage."

Neighbours – "Interestingly, neighbours are often able to bring the most well thought out and well funded development to its knees. Local ratepayers may object to rezoning due to planned structures blocking their views, disrupting privacy or even its effect on the visual appeal of the area.

"This generally results in the architect having to redesign the proposed plans, which may be rejected by the rate payers over and over again," maintains Geffen.



Saul Geffen, managing director of Mortgage SA has stated that many professional developers have discovered that the road to property riches is not easily navigated.



A lesson from Greece for 2010 and the local property market

Much has been written about the potential positive impact on the South African property market of the Football World Cup in 2010, but a closer look at the lessons of the Olympics in Athens means a lot of work needs to be done – especially in marketing South Africa.

“There is a lot to be learned from the Greek Olympic experience on how best to sell South Africa as a desirable country and etch ourselves into the minds of tourists and investors for a long time to come.”

This is the view of Barak Geffen, executive director of Sotheby's International Realty (operated by Lew Geffen).

Geffen says that Greece did not fully capitalise on the Olympics to promote itself and its property market to the extent that former Olympic host cities Barcelona and Sydney did – and lost out on some of the benefits of hosting a major international event.

“Perhaps they were a bit complacent and thought just because they'd secured an event like the Olympics, people would come running.

“The key learning is that Barcelona and Sydney went out of their way to make themselves outsider and investor friendly and strongly promote themselves through a fantastic marketing effort as a great place to buy a second home.

“And the Spanish in particular are probably the best in the world at selling their own property and the sensual and relaxed Spanish lifestyle.

“This has translated into a massive job

creation and social upliftment through increased tourism and a very favourable country perception. Just think if South Africa could increase its visitors by tens of millions a year to get close to the number of people who visit Spain each year; we would have an incredible success story for job and wealth creation. Around 60 000 UK citizens bought a home in Spain in 2003,” explains Geffen.

He continues to highlight that when Sydney hosted the Olympics in 2000, they pushed not just Sydney as a city but the whole of Australia as a desirable place to tour, live and own property.

“There was a unified strategy between the government, the tourist board and the property industry. We cannot afford to just promote the cities that will host World Cup games. We also need to promote the true spirit of South Africa as a highly desirable investment friendly and stable country.”

Geffen says South African property prices are likely to receive a major fillip from 2010 – if the World Cup is a success.

“Paris property prices escalated by as much as 55% over a one-year period before and after the 2002 World Cup in France and properties across the city made astronomical gains with apartments close to some of the stadia rocketing by over 100% over the same period.

“And some neglected neighbourhoods were completely rejuvenated. The same sort of boost will happen in South Africa too because although we have had a good run,

our property is still undervalued in global terms and the macroeconomic outlook is very favourable.”

Geffen notes that hosting an Olympic Games or World Cup encourages urban regeneration and is usually accompanied by an improvement in facilities, transport links and overall infrastructure.

“Well planned government expenditure aimed at local regeneration will give impetus to host cities in creating a more suitable and attractive inner-city environment – that's because public infrastructure that would otherwise have taken years to complete due to red tape will now be fast-tracked.

“For example, the R21-billion Gautrain high-speed service between Johannesburg and Pretoria will certainly need to be completed in time for the 2010 World Cup, creating a wealth corridor and increased property values across both cities.

“Other projects that stand to benefit from the event include Coega's giant ‘signature bridge’, the Statue of Freedom in Port Elizabeth and Durban's new international airport at La Mercy, North of Durban. All of these will be fast-tracked into reality by 2010.

“However most of the benefits come in the form of multiplier effects of each rand spent on all goods and services in the economy leading up to, during and after the event. The increased health of the economy will have the biggest overall effect on property prices,” he maintains.



Barak Geffen, executive director of Sotheby's International Realty believes that South African property prices are likely to receive a major fillip from the 2010 Soccer World Cup.

Challenges remain in KwaZulu-Natal district municipality

Although the Ilembe District Municipality in KwaZulu-Natal has made progress in the provision of basic services, some challenges remain.

Comprising of Ndwedwe, Maphumulo, KwaDukuza, and eNdodakusuka, the district municipality's rural inland areas are tribal authorities, characterised by subsistence farming.

In addition, the harsh landscape conditions make the delivery of infrastructure of roads, water, sanitation and electricity a challenge.

Among the four, Maphumulo and Ndwedwe Local Municipalities have been targeted for support under Project Consolidate, a hands-on programme to help municipalities struggling to deliver services.

Currently about 5 000 households in the district have access to portable water within 200 m of their dwellings.

About 1 400 new sanitation connections

had been made to households that did not at least have access to a ventilated improved pit latrine, according to Census 2001.

In addition, 30% of the total district population now had access to a waste collection service.

The district municipality has also provided basic water services to 945 households using ground water sources.

The total number of households with water below RDP standards within the district is 48 874 households (36%), based on the total number of households.

The total number of households with electricity backlogs stands at 61 300 (48%). This is out of the 127 757 projected total households.

The local municipalities with the highest percentages of electricity backlogs are Maphumulo and Ndwedwe at 78%.

All the local municipalities have adopted indigent policies and are providing free basic

electricity, except Ndwedwe.

However, the provision is very low. About 6 742 households, which represents 5,5% of the 121 757 total households within the district receive this service.

The national Department of Housing indicates that since 1 April 1994 to 30 September 2005, 26,6% of 63 824 units have been completed which represents approximately 17 000 units.

Furthermore, 29 873 subsidies have been allocated to specific beneficiaries.

In terms of the economy, growth was 0,9% per annum between 1996 and 2003, compared to 2,5% for the province and the national average of 2,5%.

However, the current rate of economic growth is estimated to be at 2,5%.

The district's executive mayor, Simo Mfayela, told President Thabo Mbeki during a Presidential Mimbizo in December that the district municipality

lacked bulk water supply for all the four local municipalities.

He said the district municipality took authority of water since 2003 and it had to meet rapidly expanding coastal development requirements.

As a result, the municipality had developed a Water Development Plan to facilitate full control of income and expenditure.

In addition, appropriate technology was being ‘successfully’ implemented in the rural interior of the municipality to provide water.

“Our short term strategy is to cover the area without any infrastructure whatsoever such as developing small schemes from high yielding boreholes and the ongoing refilling of the 5 000 l water tanks,” he stated.

In terms of electricity, Mfayela said that was not a district's function; however there was a vast backlog in Ndwedwe and Maphumulo.

Zibonele Ntuli / BuaNews

Mayor announces massive discount on council housing

The mayor of eThekweni Municipality, Obed Mlaba, has announced a massive discount on council flats in Durban.

Mlaba said the eThekweni Municipality was pleased to announce a decision taken by the national Housing Department to promote home ownership to 60 000 residents living in state-financed housing throughout the city.

“Prospective purchasers will be given a massive discount of up to R31 929 on the selling price of their homes, thus allowing the poor the opportunity to become proud home-owners after decades of paying rent.”

“Tenants and purchasers who earn a household income of less than R1 500 per month will qualify for the maximum discount of R31 929 whereas the indigent, pensioners and disabled will stand in line to benefit from this massive government discount,” explains Mlaba.

Furthermore, government would also be providing a subsidy towards the costs of transfer and registration.

Mlaba has also confirmed that the purchase price of the majority of units is below R32 000 and consequently the majority of tenants and purchasers of council flats will be given their units free of charge.

He stated that the Municipality's housing department will be embarking on a sales campaign in 2006 to encourage residents to take up this exciting offer and benefit from governments home-ownership programme.

Nozipho Dlamini / BuaNews

The mayor of eThekweni Municipality, Obed Mlaba, has announced a discount plan to promote home ownership to 60 000 residents currently living in state financed housing.





In general apartments which are well furnished and enter the market on time ensure higher and faster investor return.



Furniture consultancy establishes itself in niche market

The Furniture Project is South Africa's leading investment property furnishing consultancy.

This unique service offers property investors an exclusive and convenient decorating solution, providing everything from bespoke furniture, down to the last wineglass.

The Furniture Project provides a neces-

sary service for those investors, both local and abroad, who are aiming for a return via rental, or who merely wish to conveniently furnish a second home.

The rental market is competitive, and apartments which are well furnished, and enter the market timeously, ensure the investor a higher and quicker return, as well as a reduction in void periods. It is for this reason that The Furniture Project has created several quality, stylish, all-inclusive furnishing packages.

The consulting company offers a choice of furniture, wood finishes, fabrics, linen, kitchenware and accessories to clients.

The Furniture Project offers clients furnishings that are of superior quality and guaranteed value for money. The potential customer is offered a choice of furniture, wood finishes, fabrics, linen, kitchenware and accessories.

From then on the furnishing of your apartment is in the professional hands of The Furniture Project. The layout on plans, processing of orders, complete installation and furniture checks are co-ordinated by the team behind this dynamic company.

The Furniture Project's interior team is headed up by Beth Murray, a highly respected interior designer whose homes and hotels have glossed the pages of many interior décor magazines. Beth's clients include The Three Cities Hotel Group, retail stores for The Platinum Group, up-market restaurants such as Strega and Moja, as well as private homes for many well-known South African and international property investors.

Beth's experience and her inherent flair for interior design will ensure The Furniture Project's clients receive the best skill and expertise available on the marketplace, at a fraction of the cost.

With numerous projects currently underway, and some large developments in the pipeline, The Furniture Project has proven that there is a real need in the market for a company which provides a convenient decorating solution.

Coating firm finds success in Uganda and Rwanda

A signed agreement some ten years ago between Marmoran and the chief executive of Ugasa Coatings of Uganda (one of the largest and most respected painting contractors and master decorators in East Africa), has proved to be very successful.

By the year 2001 they had progressed to the point where they were able to take the Marmoran award as Licenced Applicator of the Year, a very significant achievement.

The growth in the Uganda and Rwanda market has been so fast that Marmoran has now felt justified in upgrading Ugasa from licenced applicator to blending agent status.

This, says Marmoran marketing director, Frans Marx, as always happens when a blending agent is appointed, will enable Ugasa to give a faster, more flexible service, to present and amend samples in a matter of days, to eliminate over or under supply problems and to cut down on import duties. (Raw materials carry a lower import duty than assembled or made up goods.)

"Ugasa's new position as a blending agent," says Marx, "will put it in a dominant position in the East African coatings market and should greatly increase its market share."

Marmoran products have proved particularly suitable for Uganda and Rwanda, says Marx, because these countries' humid climates are hard on conventional coatings which tend to have a shorter life there – often as little as two or three years.

Marmoran products by contrast, have shown that time and again they are unaffected by adverse climates and can outlast their ten and 15 year guarantees.

Marx comments that the widely held belief that the artisan and semi-skilled work carried out in Africa is almost certain to be of a lower standard than that of Europe (and, possibly, South Africa) has been regularly disproved by almost all Marmoran's African applicators – particularly by Ugasa.

"The standard of their work and the pride they take in it have always been exemplary," he maintains.

Cape contracting firm celebrates a decade in the business

Filcon Projects is a construction and project management company owned by Filippo Cinti and Marcello Palumbo.

The name Filcon has been associated with some very prestigious projects. Of late, these include apartment / office blocks in Greenmarket Square, several upmarket private homes in Cape Town's Atlantic Seaboard and The Rockwell; a multi-story luxury apartment complex in Green Point, Cape Town.

Other well-known buildings, which Filcon has been associated with, include The Metropole Hotel in Cape Town. This urban hotel in Long Street is a chic upmarket boutique hotel that has become a landmark in the hospitality and tourism industry.

Filcon have also completed numerous commercial and light industrial developments.

Concrete, steel and glass are just some of the materials favoured in the creation of both ultra-modern and more traditionally designed developments.

The personal nature of the company extends from the character and experience of the owners, who have worked hard to get where they are today.

Their passion for Italian design is infectious and shared by all who work with them

Staffing is a dedicated part of the Filcon ethic and apprenticeship is a key factor in developing skills. BEE strategies are in place and skills development programs are running both internally and externally to maximise job enrichment.

A decade of hard work and enduring attention to detail ensures that Filcon Projects has a legacy to be proud of.



Filippo Cinti and Marcello Palumbo of Filcon Projects recently celebrated their 10th anniversary in the Western Cape construction industry.

New floating leg anchors for bathroom partitions

Vitrex has introduced new 'floating' leg anchors for its range of Vitraflex and Vitraflush cubicle systems.

Cristian Cottino, sales and marketing director of Jet Park-based Vitrex, says the cubicle partitions were originally supported by floor mounted stiles, fixed at the front of the partition. "Now we have introduced new leg anchors, set back from the stiles and located on the underside of the partition, to provide the necessary support for the system. The result is that there are no conspicuous floor mountings visible from the front of the cubicles and the stiles appear to 'float' over the floor surface," he explains.

Apart from its aesthetical benefits, the stainless steel floating anchors facilitate ease of cleaning and therefore improve hygiene, through the reduction of potential bacterial growth at the base of the stiles.

"The new system has already drawn strong support from designers who have given Vitrex extremely positive feedback," he adds.

In addition to the new design, Vitrex would still continue to offer the stiles for its toilet, shower and cloakroom cubicle systems in both flush-mounted or standard leg anchor format.

Produced by fusing three layers of glass to sheet steel at temperatures over 800 degrees Celsius, the vitreous enamelled steel surface on the Vitrex cubicle components is impervious to chemicals, spray paints, and bacterial or

mould growth. Colours and permanent and the partitions are also graffiti-proof, needing only an occasional wipe down for cleaning. A standard range of 20 colours is available with an almost unlimited choice on special request.



A close-up view of the new floating leg anchors now available in the toilet partitions.



Paints firm launches new products and brand services

Prominent Paints, South Africa's third-largest paint brand, has restructured and re-categorised its product range, in order to simplify and aid product selection. The new range will be available from 2006. In addition, the company has created a new strategy for customer service, raising the standard of services that support the product offering.

In addition to Prominent Paints' complete, premium product range is designed to satisfy the majority of the painting requirements of the trade applicator and discerning householder alike.

The new range includes a number of



Matthew Peters, marketing director of Prominent Paints, has announced that the company will be extending its technical services offering in 2006.

all customers and applications. Supporting all three of these quality levels are two ranges of special purpose or special application products.

Our speciality range has been developed for situations that require a specific characteristic of the product used, such as heat resistance or waterproofing. In these cases, performance is of paramount importance, so the quality of the formulation is more essential than ever. A quality product is something that Prominent Paints has always prided itself on, and now, with our access to the international expertise and insight of SigmaKalon, it is more possible than ever before to develop truly world-class products," adds Matthew Peters, marketing director of Prominent Paints.

Following a complete rebranding exercise, Prominent Paints' new products will be launched proudly sporting the company's new corporate identity. As a result of extensive research and refining, the new packaging design will simplify product selection and enhance the buying experience.

"Part of the developments we are launching in 2006 include extending our technical services offering. We offer on-site advice, problem solving and specification writing, which has been developed further to keep the pace with the growth and direction of Prominent Paints. Our training facilities at the Prominent Paints head office in Johannesburg continue to offer theoretical and practical courses, which will be supplemented in 2006 with regional and distance learning training. Our commercial department has been reorganised, so that we now have a dedicated specifications team that is available at all times to assist architects and large contractors with their requirements," continues Peters.

Prominent Paints has also broadened the services of its Customer Care Centre, to ensure that customers obtain prompt responses to queries and requests, to guarantee speedy resolution of issues. The Customer Care Centre will continue to offer order-processing services, and answer colour and formulation queries.

sub-ranges that have been designed to satisfy requirements from specific customer segments or for specific applications or substrates.

Prominent Paints' target market comprises contractors, architects, industrial designers and property developers as well as the general DIY market.

"Within our sub-ranges, we have products at best, middle and entry-point quality levels, ensuring that we have a product for

New range of occupancy sensors launched

Legrand, specialists in electrical equipment and accessories, have launched a new range of energy saving occupancy sensors based on passive infrared and ultrasonic technologies.

"These modern Legrand WattStopper switches and sensors that monitor and control lighting, occupancy and motion, save users hours of wasted lighting each day, ensuring substantial energy savings," explains Timothy Mountjoy, national sales manager for Legrand South Africa.

"These occupancy sensors are designed to switch lighting off in unoccupied areas, or to automatically turn it to a lower level in commercial, domestic and industrial applications."

Passive infrared (PIR) technology senses occupancy by detecting the difference between heat emitted from the human body in motion and the background space. Passive infrared sensors rely on a clear line-of-site view that makes 100% coverage cut off possible. These units have a unique Fresnel lens that divides the coverage into zones, enhancing detection of small movement, without false activations.

The flat, low profile design of passive infrared ceiling mount sensors leaves ceilings uncluttered.

Automatic wall switches offer features like terminal style wiring that simplifies

installation and the technology to automatically adjust time delays and sensitivity based on usage patterns.

Ultrasonic sensors are based on the Doppler principle and work by bouncing ultrasonic sound waves off objects in an area and measuring the time it takes for the waves to return, resulting in an occupancy detection.

Ultrasonic sensors automatically adjust the signal detection threshold in compensation for changing levels of activity and airflow. This helps to eliminate false ON activations common in other ultrasonic sensors.

Dual technology sensors, that ensure optimum sensitivity and coverage without the threat of false triggers, offer the greatest energy savings. These sensors are able to detect the slightest motion and keep lights on as long as the space is occupied.

Ultrasonic and dual technology sensors have diffusers that are able to evenly distribute the ultrasound for a more comprehensive coverage of the controlled area.

WattStopper Smartset technology means no adjustments are needed at installation. Smartset monitors usage patterns and automatically adjusts the time delay and sensitivity settings for optimal performance and maximum energy efficiency.

The sensors, that have a full 360° of

Paint Institute serves to inform the end user

The Rohm and Haas Paint Quality Institute strives to create a more informed paint consumer and assists quality paint manufacturers in their efforts to produce and promote quality paints.

Experts at institute believe there are four important steps necessary to achieving the best possible painting results.

These include good surface preparation, purchasing top quality 100% pure acrylic paints, using high quality brushes and tools and painting under the right weather conditions.

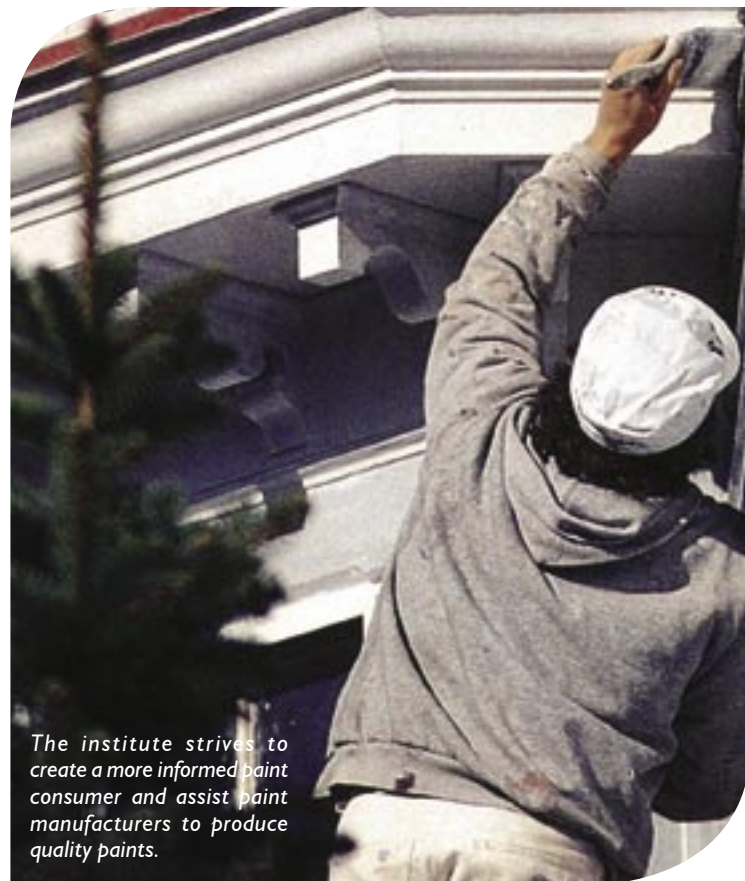
One problem often encountered by home improvers is nailhead rusting, which are reddish-brown stains and spots on the paint surface. These are caused by non-galvanised iron nails that have begun to rust and cause bleeding through to the topcoat of paint.

When painting new exterior construction where non-galvanised nails have been used, it is advisable to first countersink the nail heads, then seal with a top quality, water-based all-acrylic or siliconised acrylic sealant. Each nailhead area should be spot primed, then painted with a quality water-based coating.

When repainting exteriors where nailhead rusting has occurred, it is important to wash off rust stains, sand the nailheads and then follow the same surface preparation

procedures as for new construction.

The PQI urges consumers to use the best quality 100% pure acrylic paint. This investment will ensure long term cost savings. It means less frequent painting and also ensures a long, lasting top quality finish.



The institute strives to create a more informed paint consumer and assist paint manufacturers to produce quality paints.

Distance education available through concrete technology school

South African companies can again have their staff trained through correspondence by the Cement & Concrete Institute's School of Concrete Technology while working outside the country.

The School's Education Programme for 2006 states the correspondence courses are presented under the auspices of City & Guilds International, which examines and certifies the courses.

"City & Guilds certificates are internationally benchmarked and recognised," explains Rod Rankine, C&CI education and training manager.

He says the school offers parts 1 and 2 of the City & Guilds International Course 6290.

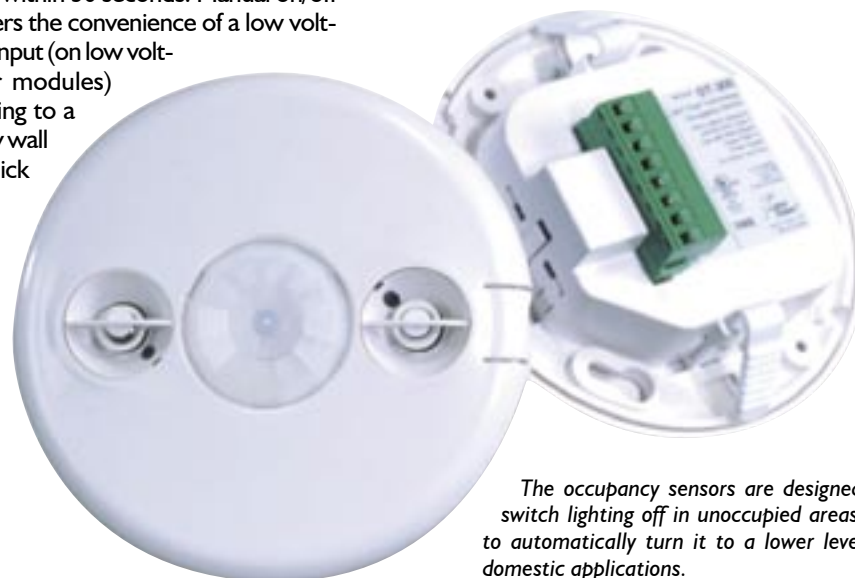
These will be presented by the SCT as SCT 41: General Principles (over nine months) and SCT 42: Practical Applications (also over nine months). These courses may be studied simultaneously by suitably experienced students.

"Examinations for the courses can be written in Midrand, Cape Town, Port Elizabeth and Durban, or in other countries by arrangement with local British Council offices," adds Rankine.

coverage, are able to control a wide range of applications, either individually or in zones that overlap. Units with a built-in light level sensor with a one touch set up are also available.

Other features include the walk through module that turns lights off three minutes after an area is initially occupied if no movement is detected within 30 seconds. Manual on/off control offers the convenience of a low voltage switch input (on low voltage sensor modules) so that wiring to a momentary wall switch is quick and easy.

These occupancy sensors, which have been designed and manufactured to meet quality, safety and energy efficiency needs throughout the world, are available nationally from Legrand's distributor network. A technical advisory and back-up service is also offered.



The occupancy sensors are designed to switch lighting off in unoccupied areas, or to automatically turn it to a lower level in domestic applications.

Feeling unprotected?



There's no need to feel unsafe with CBI's distribution boards as they've been protecting you for years. The 16/18 and 8 way flush mounted options are readily available due to our extensive distribution network. For convenience and reliability you can trust, contact us.



CBI Johannesburg
Private Bag 2016, Isando 1600
Tel: +27 11 928 2000
Fax: +27 11 392 2354
cbi@cbi.co.za www.cbi.co.za

Innovation through experience