



# NEWS

Part 2

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## Cape Town - New R1,5 billion Tygerberg suburb

A massive new Tygerberg suburb is being developed on 87.62 ha of rezoned land between Durbanville and Kraaifontein, a suburb north of Cape Town.

Buh-Rein Estate will be a suburb with 3 241 apartments, 133 freestanding homes and 137 townhouses priced at R850 000 and under, says MSP Chief Executive, Riaan Roos. "Buh-Rein Estate is the culmination of years of planning and is designed to deliver reasonably priced yet high-quality solutions to the very real housing need in the middle-income housing bracket," says Roos.

"The lack of good quality affordable housing projects and available finance has prevented middle income earners from owning homes," says Roos. "Buh-Rein Estate will address this issue. We have invested three years of meticulous planning to ensure we can now deliver an award winning solution."

Mettle Property Solutions Securitisation (MPSS) is financing the R1.5 billion project which Roos says will be completed in four to five years. Mettle, Metropolitan Capital and OMIGSA established MPSS, a funding vehicle to provide affordable housing development

finance across South Africa. MPSS funding covers land acquisition costs, development of bulk internal services and top structures as well as refurbishment and conversion of existing buildings in the main metro areas.

The primary target is the provision of housing for the Financial Services Charter market (FSC), which includes individuals or joint households earning up to R16 500 a month.

"Providing this type of housing funding and development is key to resolving one of the most important issues affecting the majority of South Africans. In future this particular segment will comprise the new middle market of South Africa, so it is a segment that finance, product and service providers can't afford to ignore or neglect," says Hendrik Bruinette, Manager of MPSS. "The FSC market represents the biggest demand country wide and far outstrips the past and present supply. This means FSC housing units appreciate faster in value than middle to high market housing units and this bodes well for FSC household wealth creation and upliftment." *To Page 3*

## Government 'recalls' fired engineers

Johannesburg - Engineers are being "recalled" by the public works department due to a lack of skills in the sector, it said on 22 February. Workshops, which had been closed for over five years, had housed skilled workers to "respond speedily and render services" to communities. The closure of the workshops meant a loss of skills and unemployment for many skilled engineers.

The department was not able to immediately respond on why the workshops were closed initially.

Minister Gwen Mahlangu-Nkabinde said: "We always hear talk of scarce skills in the country as the reason for outsourcing most of the construction projects commissioned by government, to large multinational corporations. Now we want to test this notion of scarcity. I am of the opinion that within the

broader community of this country there is capacity, ability and willingness to handle successfully most of these services that are usually outsourced,"

She called for qualified engineers and artisans with experience in the construction sector to submit their curriculum vitae to the national department of public works. A database of engineers and artisans will be created to help the department with infrastructure projects, job creation and skills development.

The aim would be to address the shortage of artisans in the country. It has been found that the average current age of an artisan is 55 years and the Minister of Higher Education has indicated that 70 000 artisans have to be trained within the next five years," the department said.

*Source: Cape Times - 23/2/2011*

## Buildings around parliament to go soon



Several buildings around Parliament will be demolished at a cost of R15 million to make way for an interim parking lot – in a move that could be the first step towards a broader redevelopment.

the parliamentary precinct, which is expected to include new meeting venues and offices for MPs and ministries, a future expansion dependent on funding was not ruled out this week.

Meanwhile, a private development by Eurocape, the Irish South African company behind the prestigious Mandela Rhodes Place and the Taj Hotel – will get under way in the second half of 2011 just a hop and a skip away from Parliament in Roeland Street.

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While officially there is no tender yet for an expansion of

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## PPC's new brand campaign breathes life into the company's iconic elephant

Pretoria Portland Cement (PPC) today launched a new 360-degree brand campaign using its strong South African heritage to reinforce its commitment to the local market. The campaign will inject a fresh personality into the PPC brand and entrench PPC's position as leading supplier of cement in southern Africa, highlighting the company's intentions to grow into an emerging-markets player.

In a stirring television commercial a majestic African elephant, made of cement, suddenly comes to life in the city. As it traverses the South African landscape, the majestic creature begins a journey of transforming nothing into something, based on people's needs.

Throughout the brand campaign, PPC clearly demonstrates the strength, reliability and consistency of its cement products that continues to deliver successful construction results.

By breathing life into the company's iconic elephant, the campaign marks a definite change to PPC's campaigns from previous years. The new campaign is designed to communicate what the PPC brand is about and how, together with the company, its strength continues to meet customer needs.

"At PPC all our core principles are based on the fact that we are more than cement producers. We help our customers shape their success. Our new campaign talks to this and demonstrates how we can be part

of making a difference," said Richard Tomes, PPC's Customer Executive. As the South African market grows, so does PPC's ambition to be at the cutting edge of innovation. By depicting change and growth throughout the commercial, PPC is demonstrating the importance of using building material of high-quality cement in solving everyday needs for South Africans.

"We are taking a clear message to the nation - that PPC and its cement products not only has the ability to help customers realise their construction dreams, but also the compassion to better the lives of every citizen," commented Tomes.

A dedicated team of 114 people worked over a three-day period, putting in 2900 hours of pre and post production to create the emotive PPC television commercial. Innovative technology incorporating film, stock frame and 3D was used to produce the new commercial.

PPC is an iconic brand and its cement has been used for the past 119 years and will continue being used to build South African landmarks and the development of its infrastructure and major construction projects, just like it did with the Union Buildings, Gariep Dam, Van Staden's River Bridge, and some of the new 2010 stadia.

To view the new campaign please visit [www.ppc.co.za](http://www.ppc.co.za)



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Public Works this week confirmed that the demolition of buildings along Roeland, Plein and Commercial Streets was expected to be completed by November. It is understood that about seven buildings would be demolished, but that Garmor House, where police officials are based, would remain. The tender, advertised in the Government Tender Bulletin this month, closes on March 16 following a compulsory site visit on Wednesday, March 2 and demolition is expected to begin in May. While there was no tender for the further development, Public Works said a future expansion of Parliament might still be on the cards.

The department said a possible future development of what is being dubbed Parliament East Precinct would be "public-sector driven" and was dependant on funding and approvals. This has come some 18 months after Eurocape publicly proposed a multi-billion rand mixed-use development dubbed Parliament Place along Roeland and Hope streets.

In July 2009, Eurocape was quoted in newspapers as saying it owned a 7 500m<sup>2</sup> site alongside land owned by the Western Cape Government and raised the possibility of creating a work and living area for parliamentarians within a broader retail and office development. At the time there was talk of bringing MPs closer to the city. They are presently housed in the Acacia Park, Pelican Park and Laborie Park parliamentary villages. Eurocape spokesman Derek Bock said that its development of a retail centre, anchored by a national supermarket, and 640 parking spaces, would go ahead in the second half of the year. Plans were also under way for a second phase development, but he added that this was a completely separate development which Parliament might contemplate.

Source: Cape Times - 25/2/2011



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## UK - Social home planning approvals hit new low

The number of new homes receiving planning permission has halved in the past four years, according to a report released this morning.

The Home Builders Federation's latest *Housing Pipeline* report found local authority planning permissions for house building in Great Britain fell to just 33,000 in the final quarter of 2010. This is down 9 per cent on the previous quarter, and 22 per cent on the same quarter of 2009.

Social housing approvals were particularly badly hit. Just 5,500 received planning permission in the fourth quarter, marking a new low for the survey.

The report follows government figures published last week which showed the number of new homes completed in England fell by 13 per cent in 2010.

The HBF warned the fall would deepen over ensuing quarters and would exacerbate the housing crisis. It said the fall coincided with the coalition government's overhaul of planning laws, and urged ministers to put a pro-growth strategy in place as soon as possible.

Stewart Baseley, Executive Chairman of the HBF, said: 'The figures demonstrate the necessity for the government to clarify exactly how the new localism-based planning system will deliver the homes and supply the growth we desperately need.'

Only by ending the ongoing hiatus caused by the scrapping of the old system without ready replacements can developers and local authorities plan ahead confidently and effectively for new housing.'

Source: [www.insidehousing.co.uk](http://www.insidehousing.co.uk) - 21/2/2011

## The \$200 microhouse

A house tour is the highlight of a visit with a proud homeowner, but when one drops in to see Derek Diedricksen, who makes playful micro-shelters out of junk, it is less so. Possibly because the temperature up here on a cold winter day is less so, possibly because his square footage is less so.

At about 24 square feet, the Gypsy Junker, made primarily out of shipping pallets, castoff storm windows and a neighbor's discarded kitchen cabinets, is the largest of Mr Diedricksen's backyard structures. The Hickshaw, a sleeper built on a rolling cedar lounge chair is considerably smaller, at 2 1/2 feet wide by 6 1/2 feet deep. The Boxy Lady, two cubes on a long pallet, is the smallest: 4 feet tall at its highest point.

For ingenuity, thrift and charm, Mr Diedricksen's tiny structures are hard to beat. Made of scavenged materials, they cost on average less than \$200 to build. They often have transparent roofing, which allows a fine view of the treetops, particularly in the smallest ones, where the most comfortable position is supine. They have loads of imaginative and decorative details: a porthole-like window salvaged from a front-loading washing machine, a flip-down metal counter taken from the same deceased washer. Mr Diedricksen hates to throw anything away.

Mr Diedricksen makes a living doing carpentry and spends a lot of time as Mr Mom to his two young children. Even the little structures he makes, with their multiple uses — fort-guest bedroom-festival sleeper-homeless shelter — are tough to categorize.

It's hard to figure out how to describe him, Mr Diedricksen is told.

"One reviewer called me 'a mad scientist with too much lumber on his hands,' " Mr Diedricksen says. "Another one called it, 'This Old House Meets Wayne's World.' "

Source: [New York Times](http://New York Times) - 23/2/2011

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"Investors, financiers and developers need to focus on delivering clever solutions that will enable every family to own a home," says Roos.

"Perceptions of lifestyle estates in South Africa have been coloured by the numerous quick-build examples, where apartments are densely packed and have no relationship with their surroundings. Such estates feel cramped and limiting and do little to foster a healthy community," says MSP Managing Director John Coetzee. "We had a different vision for Buh-Rein Estate, where a healthy active way of living will become the norm, a warm sense of community will be encouraged and safety of residents will be a priority."

The estate's comprehensive and layered design led to SAPI (South African Planning Institute) awarding MSP Developments a 2010 Planning Award (Private Sector) at last year's bi-annual SAPI conference.

"Firstly we identified the right location – it had to be an area where people would enjoy living. The second consideration was security – residents must have peace of mind and be able to enjoy an outdoor lifestyle. We then incorporated facilities and services to deliver the third criteria, convenience," says Coetzee.

Buh-Rein Estate incorporates large areas of natural space, including 20 pocket parks and a central green zone designed around storm water drainage and outdoor activities. Pedestrian and cycling paths connect park areas with each other and with the shops and with other amenities on the estate. Other features include wide, pedestrian-friendly streets and people-focused townscapes, which will encourage residents to walk rather than drive. More than 2 000 new trees will be planted in public spaces and parks. An on-site shopping centre is confirmed, with Shoprite/Checkers as owner and anchor tenant, as well as smaller shops.

A medical centre is planned and will be placed centrally in the estate. Other features include a hi tech management centre with an onsite power and water usage services company; a security central control room and an on-site estate management company. Sports enthusiasts will have access to the estate's multi-purpose sports field and a drive-through take away and a petrol station will also be built on the central access road. A private school, a crèche and a community church are all proposed for development. Buh-Rein Estate will also offer a daily transport service to the Cape Town CBD and Stellenbosch and provision is made for a train station if there is future demand, says Coetzee.

He says construction in the first precinct will start early next month and will consist of six sectional title complexes. These smaller estates within Buh-Rein Estate will have 28 to 53 units each and home buyers and investors in the precinct will have a choice of 252 units.

"The design of these small security estates within the larger framework of Buh-Rein Estate allows for the estate to be secured from within, rather than just by the usual 2.1m high perimeter walls," says Coetzee. "Security cameras, technology and dedicated personnel will ensure complete security within the estate, with open areas being monitored around the clock. Buh-Rein Estate has been designed with an advanced five-tier security system which will be phased in towards total operational coverage by February 2012. "Precinct one will feature 51m<sup>2</sup> apartments each with two-bedrooms, one bathroom, an open-plan kitchen and living area opening onto a balcony. Each apartment will have a dedicated parking bay. Prices start at R442 900, which includes VAT, bond and transfer costs.

"Developers must take a long term view and realise that they are not only building housing, but also communities. New-era developments must offer security and amenities never before deemed necessary in the middle to low income housing segment. Only then will we create family friendly, community focused villages with room to breathe," says Roos.

Source: [Weekend Argus](http://Weekend Argus) - 19/2/2011

## SUDOKU

1			2				3	
	6			1		5		
		4			9			7
			8				2	
		3		9		6		
	4				5			
6			9			7		
		2		3			1	
	5				4			8

This is the world's most addictive numbers game. The aim is to fill the grid so that every column, every row and every 3x3 box contains the digits 1 - 9.

You need to reason out where to place the missing numbers by using the numbers given in the grid and a process of elimination.

The answers will appear in next month's publication. Good luck!!

Please see last month's solution on the right. →

9	6	3	2	7	4	1	8	5
8	4	5	3	1	6	9	7	2
1	7	2	9	5	8	6	3	4
5	9	4	1	8	3	2	6	7
7	1	8	6	9	2	4	5	3
2	3	6	7	4	5	8	1	9
3	2	7	4	6	1	5	9	8
4	8	1	5	3	9	7	2	6
6	5	9	8	2	7	3	4	1

## Africa News Round-up

### ■ ■ NIGERIA - Builders want National Assembly to fast track building code bill

Former President, Nigerian Institute of Building NIOB, Mr Bala Ka'oje, has said that the absence of a legal framework by the National Assembly had stalled the enforcement of the National Building Code.

Ka'oje made the revelation during the Investiture/Award of Certificates to 16 newly elected fellows of the Nigerian Institute of Building, in Abuja, on Friday. He said, "Within the last three years, many Nigerians have lost their lives as a result of collapsed buildings. We have not seen commensurate punishment for those responsible for this dastardly act because currently, the National Building Code has no legal teeth. The Federal Government and the National Assembly should see it as a matter of urgent national importance to fast-track the passage of the bill on National Building Code so that the lingering problem of building collapse can be reduced if not completely eliminated."

Also commenting, the President, NIOB, Mr Dachollom Dalyop Jambol, said that it was a worrisome development that for more than three years since the Bill on the National Building Code was sent to the National Assembly, the Federal Government and the National Assembly was yet to fast-track the process of institutionalising the legal framework that would address the incessant problem of building collapse. Jambol said that the delay in the passage of the bill had made it difficult for both the government and built professionals to tackle the problem of building collapse across the country.

Source: Daily Trust - 23/2/2011

### ■ ■ UGANDA - Opens Hydro Power Plant

Uganda has recently connected an 18 MW mini-hydro power plant to its national grid, which has been built by the Sri Lankan engineers.

Sri Lanka's Power and Energy Ministry announced that the new hydro power plant located 305 kilometers away from the country's capital city Kampala was opened by Uganda's Energy Minister Simon D'ujanga. Nearly 200 Sri Lankans consisting of engineers and skilled workers have taken part to build the hydro power plant. The facility which is known as Mpanga Hydro Power plant consists of a 103 meter long tunnel and 3 turbines. Sri Lanka's VS Hydro (Pvt) Limited is the firm who has taken over the construction work of this plant, which the investment has been around US\$ 26 million.

Source: www.news360.lk - 25/2/2011

### ■ ■ RWANDA - Vulnerable Musanze families get building material

Sabyinyo Community Livelihoods Association, SACOLA, has joined the anti-thatched housing campaign in Musanze District. The association donated 2,600 iron sheets to 130 vulnerable and historically marginalised families in Kinigi, and Nyange sectors.

Speaking at the handover ceremony, Emmanuel Rutaremara, the Acting District Mayor, commended the association for their contribution to improve the lives of residents.

SACOLA supports tourism activities around Volcano National Park, home to the mountain gorillas. It also helps communities around the park to initiate development activities that will improve their livelihoods, without endangering the gorillas. "The fruits of this association are proof of better management of local income generating activities. It also shows that your contribution towards the conservation of the park is paying off," Rutaremara noted.

Celestin Nsengiyumva, the President of SACOLA, said that the association plans to launch the Kinigi Cultural Centre and Community Walk in June. "We have embarked on encouraging communities to set up income generating activities through cooperatives. We work with former poachers to guard against illegal harvesting of resources in the park," Nsengiyumva said. The beneficiaries, who included the historically marginalised group in Kinigi, thanked the government for the decent housing programme.

"I thought I would die in my old house, finding better housing is the biggest achievement I have attained in my life," Gregore Nzigora, said after receiving his iron sheets. The association, which is composed of the local communities in Nyange and Kinigi sectors, also participated in the electrification of Nyange at a cost of Rwf4.5 million.

It also developed 500 kitchen gardens and spent Rwf29m in the construction of classrooms to facilitate the 9-Year Basic Education programme.

Source: allAfrica.com - 23/2/2011



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