

Agrément South Africa

PRESENTATION TO THE PARLIAMENTARY PORTFOLIO COMMITTEE

FOR

THE DEPARTMENT OF PUBLIC WORKS

ON 04th August 2009

FOLLOW UP ON STRATEGIC PLAN AND BUDGETS FOR 2009/10

Joe Odhiambo, CEO



Tuesday, 28 July 2009

Mandate

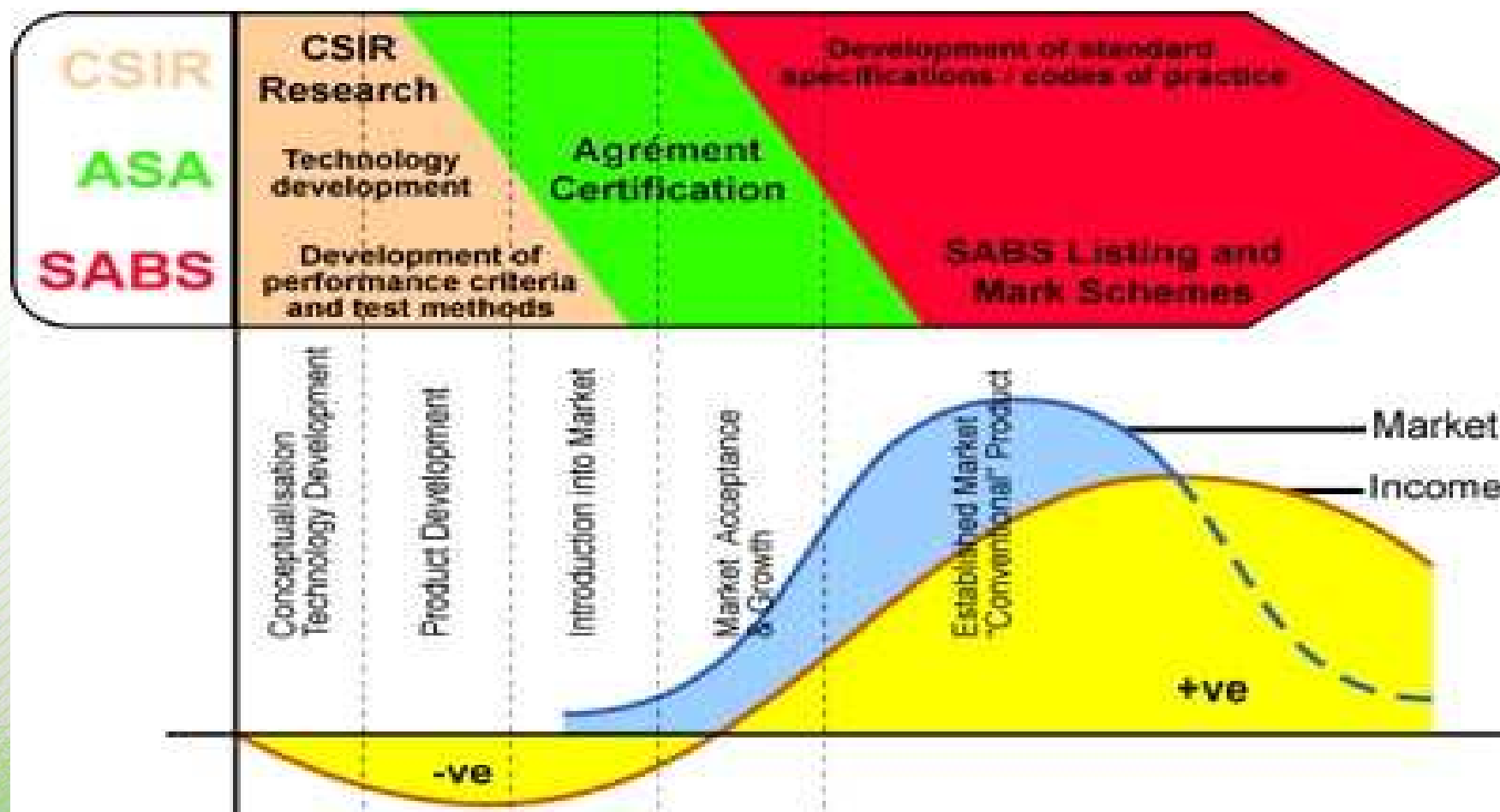
Agrément South Africa operates under the delegation of authority from the Minister of Public Works to:

Provide assurance by carrying out testing, evaluation, confirmation and certification of fitness-for-purpose of non-standard construction products and systems through;

- Quality products and services
- Improve speed of service delivery



Typical Product Development Cycle



BUILT ENV. PROFESSIONALS

Impact and Achievements

- 482 certificates have been issued
- 169 certificates are currently valid.
- Widespread use of several Agrément certificated products, e.g.
 - Hollow concrete blocks
 - Metal roof tiles
 - Lightweight internal partitions
 - Hard drawn copper tubing
 - Variety of waterproofing and wall coating materials
 - Plastic bath tub



Typical Scope of Evaluation

- structural strength and stability
- performance in relation to fire
- resistance to water penetration and rising damp
- thermal and energy performance
- condensation
- acoustic performance
- accuracy in building
- durability
- quality management system
- compliance with the National Building Regulations



10 priorities highlighted in the Medium Term Strategic Framework

1. Speed up economic growth and transform the economy to create decent work and sustainable livelihoods

- verifies fitness-for-purpose of products, facilitating acceptance, minimising the risk, financially and to safety and health of the people of South Africa.
- deemed-to-satisfy status in the Building Regulations, without this assurance many products would not be introduced into the market.
- Agrément South Africa certification is written into many of the laws currently in place in South Africa, the NHBRC, municipalities, banks etc.



2. Massive programme to build economic and social infrastructure

- Agrément evaluations are a means of enabling the introduction of innovative solutions.
 - by reducing the risks associated with these alternatives.
 - remembering that certification covers all aspects of construction, that is, building and civil infrastructure



3. Develop and implement a comprehensive rural development strategy

- Agrément South Africa is available and able to evaluate non-standard and innovative agricultural building materials and products
 - including water tanks, farm sheds, broiler insulation etc
 - as well as road stabilizing products and dust palliatives which are beneficial for use in maintaining access rural roads.



4. Strengthen the skills and human resource base

- Strengthen skills and resource base within the Agency.
 - assist smaller municipalities to make informed decisions on the use of non-standard products or systems.
 - certificate applicants are audited to ensure that they have in place adequately trained personnel to effectively and consistently manufacture or erect their building systems .



5. Improve the health profile of all South Africans

- Agrément evaluations concentrate mainly on safety and health issues.
 - Structural strength and stability
 - Performance if fire – consider the devastation fires which kill hundreds of our citizens in fires annually.
 - Thermal performance – temperatures in some areas of South Africa within corrugated metal dwellings are hazardous to health and temperatures so cold in winter that people must use excessive amounts of energy to warm themselves.
 - Water penetration –damp walls reduce thermal efficiency of walls and encourage mould growth and its associated illnesses
 - Likelihood of condensation forming inside buildings – as with damp walls condensation will be encouraged. Spores emanating from mould are known to cause lung problems



6. Intensify the fight against crime and corruption.

Agrément South Africa can make a difference in the fight against crime and corruption

- by being asked to evaluate and certify non-standard and innovative building products, for example, security doors, windows, fencing etc.



7. Build cohesive, caring and sustainable communities.

Proper housing and improved infrastructure will go a long way to providing caring and sustainable communities.

- There is definitely a place for non-standard and innovative solutions in helping to address these needs.
- The evaluation of fitness-for-purpose of these alternative systems and products is our core business.
- We are the only centre on the African continent to offer this service and our offerings compare favourably with our sister organization throughout the world.



8. Working with Africa and the rest of the world pursue African advancement and enhanced international co-operation.

Agrément certificate are presently used in many African countries to facilitate the acceptance of innovative building technologies.

- As a member of the World Federation of Technical Assessment Organizations (WFTAO) Agrément South Africa is already well placed to benefit from and already does on international co-operation. Sincere offer of assistance, especially in the areas of staff exchanges, have already been made by many countries and will be considered very carefully in the near future.



9. Ensure sustainable resource management and use.

- Agrément South Africa is currently investigating the ways of assessing sustainability and 'green' issues as part of their evaluation process for building systems and products.

10. Build a developmental state, improve public services and strengthen democratic institutions.

- Agrément South Africa wishes to participate in this priority but admits that its contribution may be limited. Given additional support it could be enabled to achieve far more.
 - Some interventions that would be enabling would be:
 - Addition funding to increase resources
 - The creation of Agrément as a legal entity
 - Legislation ensuring that non-standard and innovative products and systems be certificated prior to use in South Africa will ensure that inferior products are not passed off usually onto the poor of South Africa who can least afford it.



Other Benefits of Agrément certification¹

Technical conduit to new standardized building materials.

- Technical support for entrepreneurial ambition leading to local economic stimulus.
- Leads to improvement of existing products.
- Capitalize on the existence of unique testing equipment available.
- develop testing criteria and equipment and ways of testing.



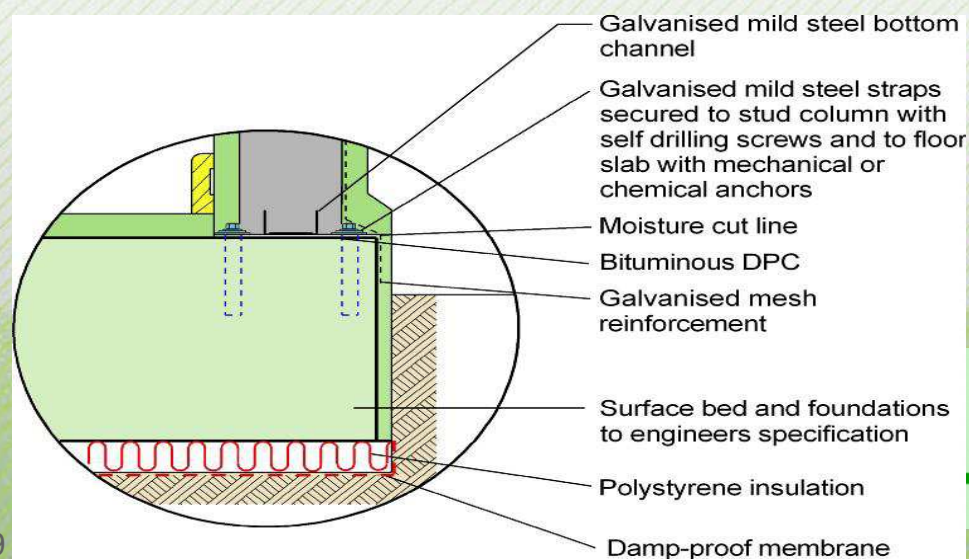
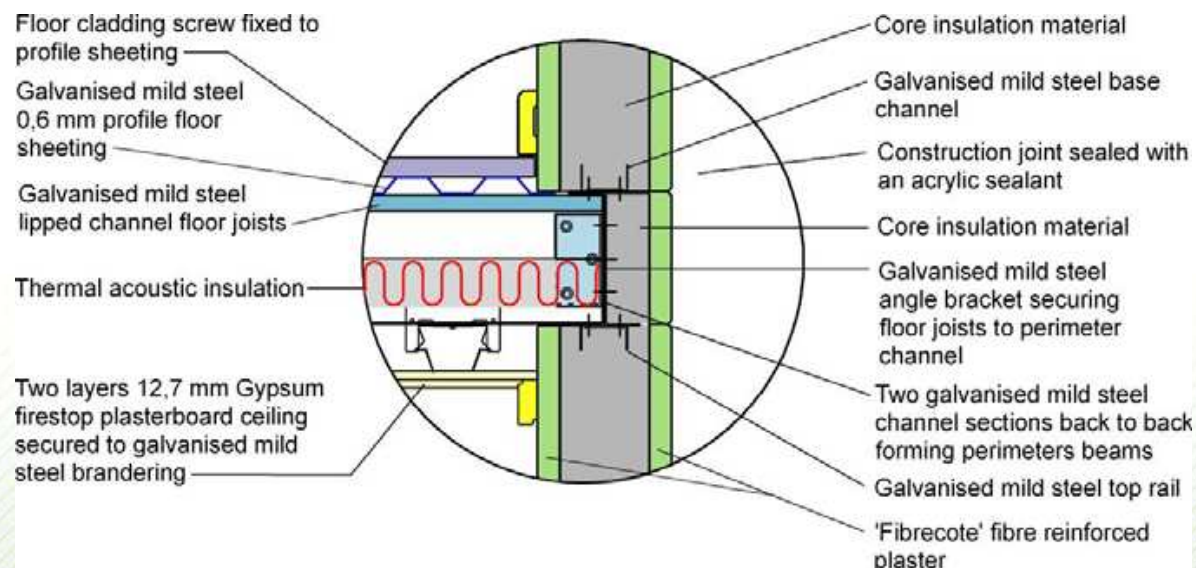
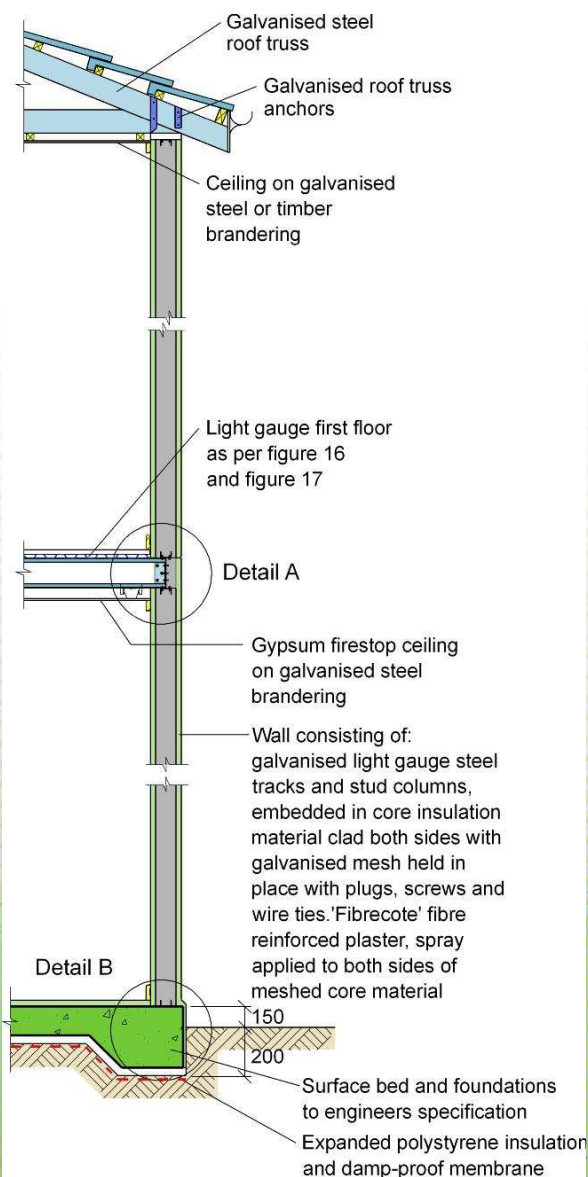
Other Benefits of Agrément certification²

Help Government to fulfil its promise of developing affordable or acceptable housing.

- Promote the export of SA products.
- ASA certification to emphasize socio-economic aspects
- Reassurance of fitness of purpose
- Authoritative assessment of system performance



Imison Building System



8 July 2009

Benefits

- 10 – 15% cheaper than comparable regular construction
- Faster Construction period
- Higher specification homes than traditional
- Houses are up to 6°C warmer in winter and 2°C cooler in summer
- Houses are up to 67% more energy efficient
- Houses of superior strength
- Fibrecote™ plaster applied to Imison™ walls hardens to a compressive strength of more than 20Mpa
- Imison™ is a green building technology
- Uses 95% local unskilled labour including women
- Uses local SMMEs for a variety of services
- Does not require any specialised equipment
- Universal social acceptance in South Africa



Robust Building System

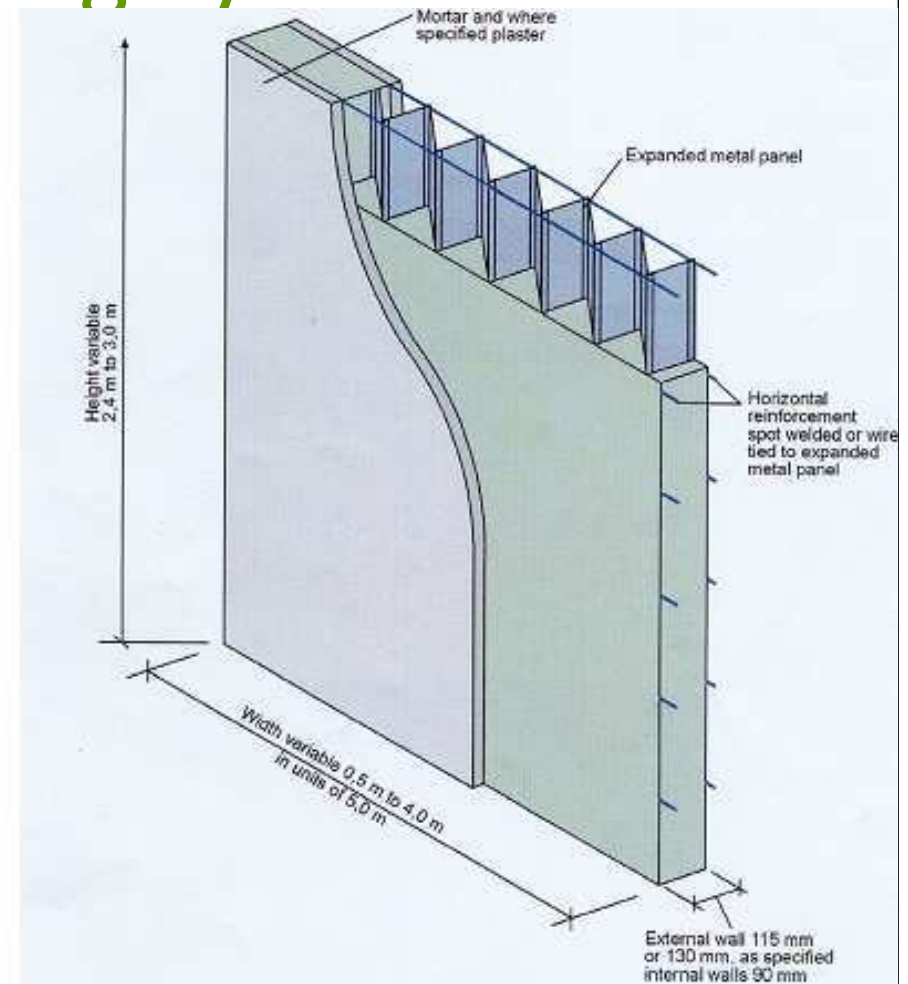
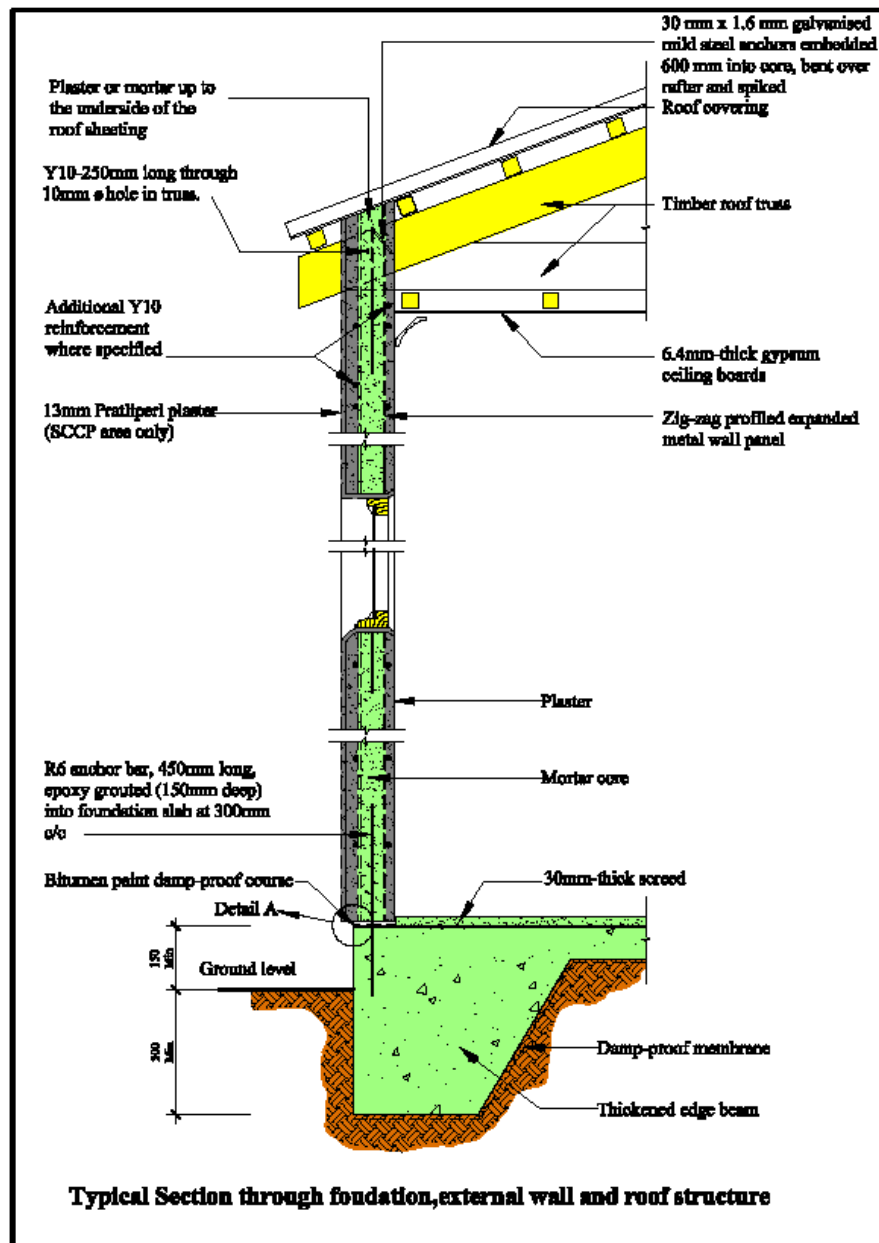


Figure 1: Isometric view of Robust wall panel

Scips Building System

21

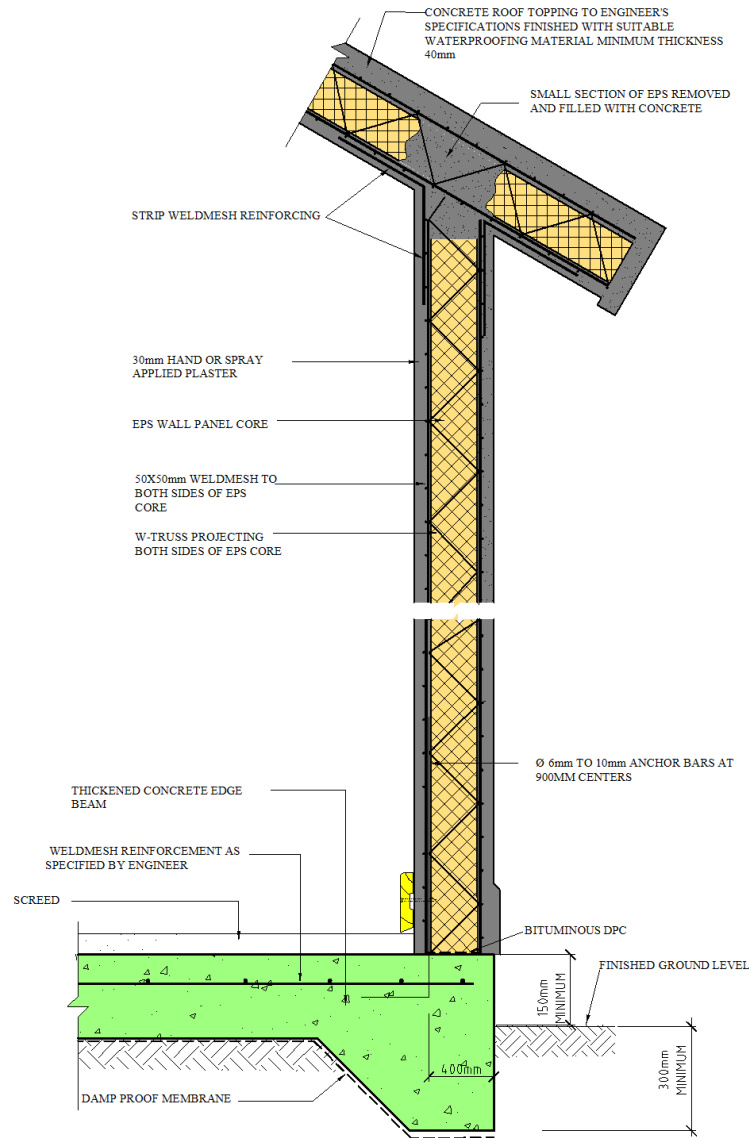
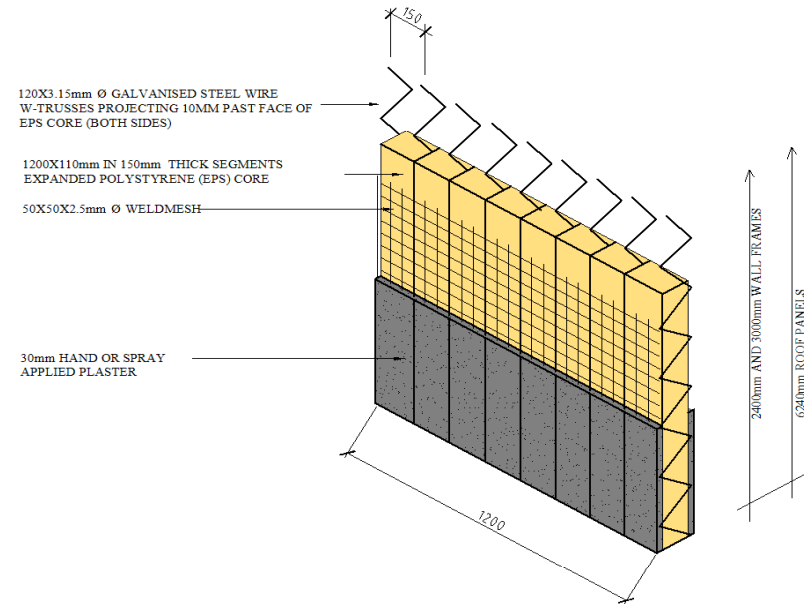
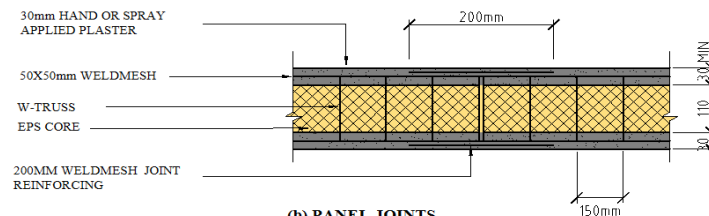


FIGURE 1 TYPICAL WALL SECTION



(a) ISOMETRIC VIEW



(b) PANEL JOINTS

FIGURE 2 TYPICAL WALL AND ROOF DETAILS

Rhinowall Building System

22

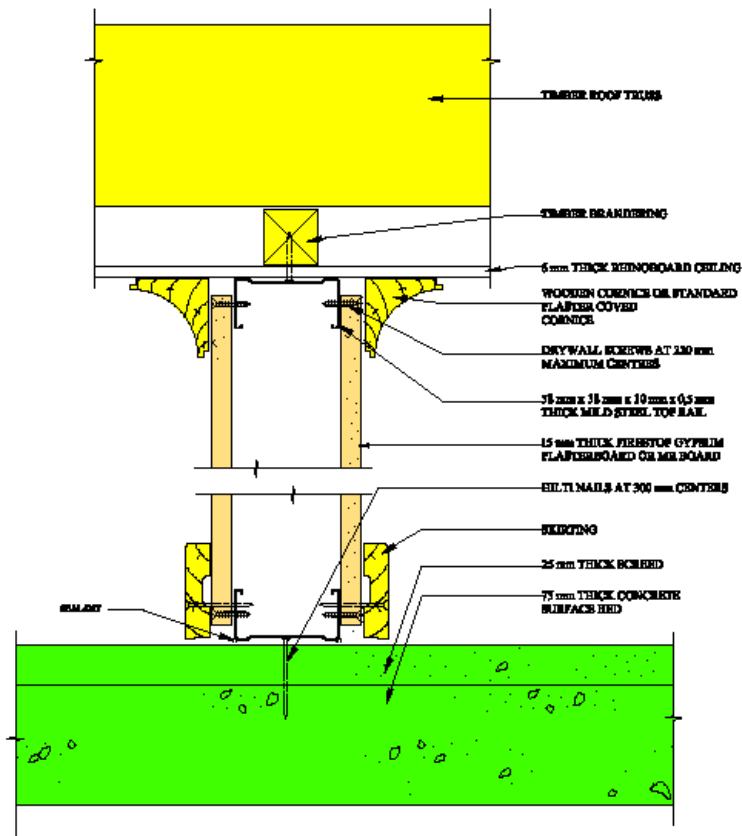


FIGURE 1 : VERTICAL SECTION THROUGH INTERNAL WALL



Goldflex



AGREMENT CERTIFICATE

89/195
REAPPRAISAL 2000

Title:
Goldflex 800 Building System
Certificate Holder:
Group Five Construction (Pty) Ltd
P O Box 4399
RIVONIA
2018
Telephone: (011) 806-0222
Fax: (011) 803-1709
e-mail: afoden@g5.co.za



Validity

Users of this certificate should satisfy themselves that it remains valid by referring to the latest edition of Agrément South Africa's *Directory of certificates* or by contacting Agrément South Africa's offices.

Subject

This certificate relates to the Goldflex 800 Building System. In this system the walls consist of large, storey high, precast, reinforced concrete wall panels which are bolted together to form single storey and multistorey structures up to ten storeys high. External and internal walls are generally loadbearing, although certain external and/or internal walls may be non-loadbearing. The wall panels on the ground floor are erected on conventional foundation walls or concrete plinths on conventional foundations. Wall panels on the upper floors are erected on cast in situ reinforced concrete floor slabs or on composite floor slabs consisting of a precast, reinforced lower portion and a cast in situ upper portion.

Columns, beams, staircases and landings may be of precast reinforced concrete or may be cast conventionally in situ. Roof construction and coverings, ceilings, floor and wall finishes and all services, etc are conventional.

Use

This certificate covers the use of the Goldflex 800 Building System in all areas of South Africa for the erection of single storey and multistorey buildings up to ten storeys high for the following occupancy classes (as defined in Table 1 of Regulation A20(1) of SABS 0400 of 1990) provided that the different types of wall panels are used in the correct positions in such buildings as set out in Part II, Tables 7, 8 and 9 of this certificate.

A3 places of instruction	F1, F2 and F3 shops
B3 low risk commercial service	G1 offices
D1, D2 and D3 industrial buildings	H2 dormitory
E1 places of detention*	H1 hotel
E2 hospital	H3 domestic residence (flats and row houses)
E3 other institutional (residential) (old age homes)	H4 dwelling house (and related outbuildings)

* Places of detention: the security aspects of prison buildings are not covered by this certificate.



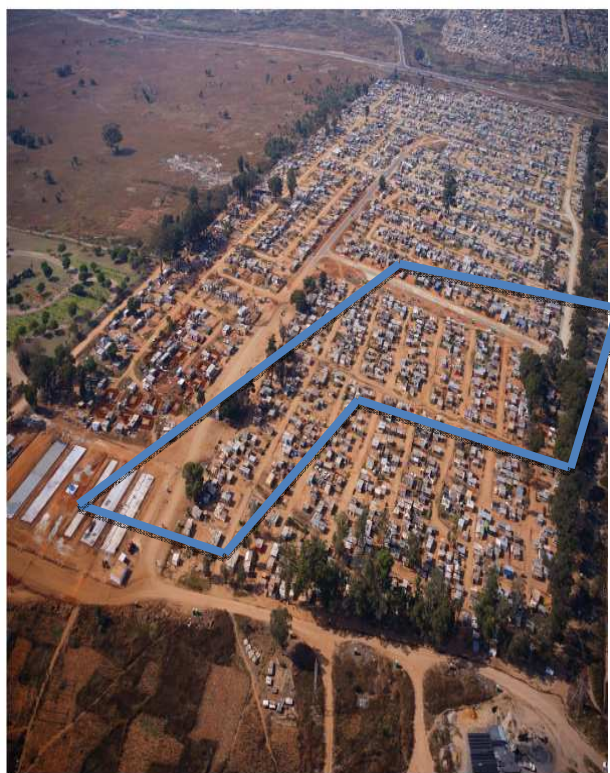
TRACK RECORD

SIZE OF PROJECT AND VALUE

SIZE OF PROJECT		VALUE
Whole Township	Typologies	Total Project Value
Kaalfontein Ext 22: <ul style="list-style-type: none"> •Phase 1 •Phase 2 	858 Single story buildings. 500 Double story buildings	R90 million.

SIZE OF PROJECT AND VALUE

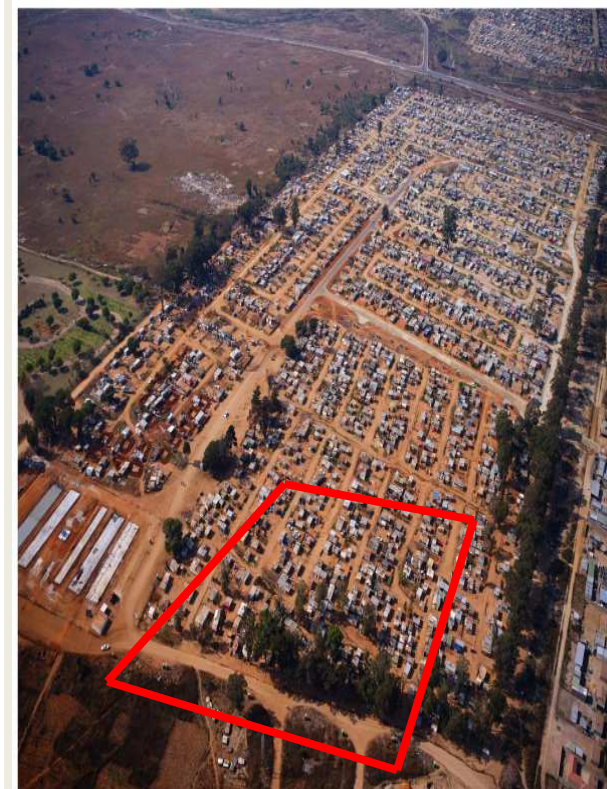
PHASE 1
858 SINGLE STORY HOUSES



MANUFACTURING PLANT



PHASE 2
500 DOUBLE STORY HOUSES



Goldflex 800 Building System 89/195

Erection of single storey and multistorey buildings up to ten storeys high.

- A3 - places of instruction
- B3 - low risk commercial services
- D1, D2 and D3 industrial buildings
- E1 - places of detention*
- E2 - hospital
- E3 - other institutional (residential) (old age homes)
- F1, F2 and F3 shops
- G1 - offices
- H2 - dormitory
- H1 - hotel
- H3 - domestic residence (flats and row houses)
- H4 - dwelling house (and related outbuildings)



Technical Evaluation:

Maintenance

1. Hurricane and earthquake resistant.
2. Strong and durable (over the normal traditional building rated 50 - 60 year life span.) – 90 years.
3. Low maintenance - 10 -15 year cycle re-coating with textured elastomeric paint which is self cleansing (all sourced locally).
4. Termite and vermin proof.

Market Place Manufacturing

1. Setup plant locally in the market area.

1. Use local suppliers and labour.
2. Use local sub-contractors for:
 - Electrical connections, Plumbing, Roofing, Glazing & finishes. etc.
 - Addressing employment and investment opportunities
 - Social empowerment and
 - Delivery of quality housing and infrastructure.

2. Bulk-stock contracts.

Social empowerment and

- Huge investment in infrastructure calls for bulk-stock contract to justify investment.
- Spoke-and-hub system to manage logistics of a multi-location project.



CONTACTS

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Pretoria

0174

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Training sessions – classroom sessions



Current Project - Kaalfontein Extension 22

- 40 sqmtrs Affordable House construction



innovative construction product assessments

Tuesday, 28 July 2009

Training practical application



Tuesday, 28 July 2009

Practical Training application sessions



Agrément Certificates

[Affordable Comfort Homes - 2005/319](#)

[Africon Brick Building System - 2002/292](#)

[ARUBA™ 2000 SERIES BUILDING SYSTEM - 2002/291](#)

[Automapolyblock Building System - 2007/336](#)

[Besa 2 Building System \(Schools, Day clinics & Off - 2/2003](#)

[Besa Building System - OC-1/2001](#)

[Crane Building System - 2006/328](#)

[CLC Batim Building System - 2000/280](#)

[Eapro A Building Method - 97/255](#)

[Eapro M Building Method - 1997/M47](#)



Agrément Certificates

FSM Building System - 90/205 (Reappraisal 1994)

Goldflex 100 Building System - 90/201 (Reappraisal 2000)

Goldflex 800 Building System - 89/195 (Reappraisal 2000)

Goldflex 800 Seismic Building System - 2005/316

House-it Building System - 97/258

Hydraform Building System - 96/237

Imison Building Process - 2001/289

Imison Stud Column Walling System - 2004/310

Micro-concrete cladding building system - 2007/335

National and Overseas Factory Built Buildings - 89/191 (Reassessment 2000)



Agrément Certificates

IZOBLOK BUILDING SYSTEM - 2008/348

TILT-UP PRE-FABRICATED BUILDING SYSTEM -
2008/349

Scips™ Building System - 2006/325

Ikhaya Future House Double Storey Building System -
2008/347

Ikhaya Future House Building System - 2007/331

Banbric Building System - 2009/354

APC Modular Building System - 2009/355

Bright-Kid Container Conversions - 2009/M56

Innovida Building System - 2009/M55

Frame-Tech Building System - 2009/356



Agrément Certificates

Portable Container Building System - 2007/337

Protea Umbono Building System: Amendment - 2006/324

Robust Building System - 99/272 (Amended July 2000)

Space Frame 2000 Building System - 89/194

Styrox Building System - 98/267

InnoBlok® (Insulating Hollow Concrete Blocks) - 2008/345

Imison 3 Building System - 2008/342

Cemforce GRC Building System - 2008/346

CMA Building Foundation Beams - 2008/350



Financial Statement 2008/09

• Human capital costs	4 575 000
• Technical assessments, operational	1 580 000
- Quality monitoring	
- Marketing	
- Research into technical Criteria	
• Infrastructure costs	
- Depreciation	222 000
- Finance, HR & administration	<u>1 068 000</u>
TOTAL	<u>7 446 000</u>

Budget 2008/2009-1012

DESCRIPTION	2008/9	2009/10	2010/11	2011/12
Manpower Costs :				
Salaries	3 980 000	4 296 000	4 605 000	4 927 000
Running Costs :				
Technical Assessments, Operational, Markerting, Equipment & Research, Expert Assessments etc.	2 980 000	3 220 000	3 450 000	3 692 000
Internal Costs or Infrastructure costs: LAN, Security,Accom rental etc.	1 960 000	2 114 000	2 265 000	2 423 000
TOTAL	8 920 000	9 630 000	10 320 000	11 042 000

TOTAL BUDGET % INCREASE

7.9%

7.2%

7.0%

Budget NOTES

- In preparing the three year budget, we used the cost budget, that is, we used the 2008/9 Actual Expenditure cost calculating percentages of each line expenditure item in relation to the same period budget (2008/9) and then escalating our line item budget for the following year with the same percentage presuming trends remain the same.
- Our Total Bottom line Budget then increase from year to year by **7%** in line with Inflation.

Budget Notes

- Note that Manpower cost, is only direct salaries and salary related expenses, e.g UIF, Pension Contribution, Medical Aid, Leave gratuity etc.
- Internal Costs are infrastructure costs, e.g. LAN costs, Telephones, Rental Accommodation, Security Costs etc
- Running Costs will then cover operational costs, Technical Assessments, Marketing, Material, Equipment & Research, Travel, Training etc

Thank You...

