

Zanemvula

Bringing the Rain

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The Zanemvula housing project launched in 2006. It is an informal settlement upgrading and human settlement project in Nelson Mandela Bay. The Project is located in the Chatty, Joe Slovo West, Soweto-on-Sea and Veeplaas areas and involved the relocation of residents from the floodplains of Chatty River, backyard dwellings and other stressed areas around Nelson Mandela Bay to decent human settlements. The project will deliver 13 500 houses.

NELSON MANDELA BAY METRO HUMAN SETTLEMENTS PROGRAMME EMPOWERS YOUNG CONTRACTORS

The Nelson Mandela Bay Metro Human Settlements Programme is not only providing quality housing to the residents of Nelson Mandela Bay Metro; it is also giving young contractors valuable development opportunities.

To date, the programme has awarded contracts to 88 wholly black-owned contractors, 68 of whom have been Small, Medium and Micro-Enterprises (SMMEs) and 20 of whom have been established companies. Seventeen of the 88 enterprises have been youth-owned companies and 25 have been woman-owned.

One of these youth-owned companies is Sikuphiwe Trading – a Port Elizabeth based Building and Civil Construction company owned by Ncebakazi Mhlaba. Sikuphiwe Trading specialises in the construction of Subsidy Housing, schools and clinics, to mention but a few of their services.

A SIGNIFICANT BREAKTHROUGH

Although the company was established in 2013, Ncebakazi points out that it had not been awarded any substantial contracts before its appointment under the programme in 2015 to develop 20 subsidy units.

“I couldn’t believe my eyes when reading that email that my application was successful for the three year programme,” says Ncebakazi. “This was after three years of several attempts in different departments without even a single response,” she recounts. The opportunity kickstarted the growth of the company and placed pressure on Ncebakazi to develop herself and the business in several ways. “The programme taught me a number of things in terms of business management as it demanded one hundred percent of my time on site. There were also a lot of challenges created by beneficiary expectations that were not part of the contract agreement,” she explains.

As a young black woman in a male dominated industry, Ncebakazi says that at times even her own employees doubted her knowledge of the industry and of their work.

“This helped me positively as I am now applying for a part time project management course so that I can be better informed about the industry.”

BECOMING SELF-RELIANT

“As a business person, the programme taught me (that) I can’t rely on government to solve every challenge I come across. The government has offered us an opportunity by awarding us contracts without having any previous experience, but we also expected the government to assist us with finance in executing the contracts (through Nurcha).”

“I took my savings and a loan from the bank and bought material for the first five houses. After I was paid, I took the profits and bought material for the next eight houses,” Ncebakazi continues. She explains that she continued to do this without any financial assistance from anyone until the project was completed.

Apart from successfully delivering the homes, she says the greatest joy she has experienced has been handing them over to beneficiaries and seeing the joy it gives them to finally own their own homes.

“This programme is not about contractors making sustainable profits or job creation but about providing decent homes to the homeless and improving the living conditions of our people. It doesn’t matter who you are or where you are from...with dedication and hard work, you can achieve anything.”



Ncebakazi Mhlaba
Owner, Sikuphiwe Trading



Nomthandazo Mkhwanazi
Training Consultant, NHBRC

EXPERIENCE-BASED LEARNING

To date, the programme has trained between 80-100 young people, although some learners have dropped out from the programme for various reasons. Overall, **about 66 learners have been trained and placed on Housing Development Agency (HDA) construction sites to equip them with the necessary experience that will enhance their employability.**

“We have placed four learners in the office environment of the NHBRC office to expose them to administration work and have rotated them to visit other State Owned Enterprises (SOEs) under Human Settlements like National Urban Reconstruction and Housing Agency (NURCHA) and the HDA so that they understand the environment better and gain experience,” says Nomthandazo.

The HDA, NURCHA and NHBRC are entities of the National Department of Human Settlements.

Her advice to young people interested in careers in the human settlements sector is to remain focused on their goals and to learn from experienced people ahead of them.

“Look for opportunities and keep knocking on doors to find opportunities instead of just waiting for them to come. Commitment is very important. Once you get a chance, give it your all.”

UPSKILLING EMERGING CONTRACTORS

Careers in the Human Settlements sector offer young people viable and rewarding opportunities in a field that is experiencing ever increasing demand nationwide.

Helping up-and-coming housing sector professionals acquire the necessary skills to access opportunities in the housing sector is the work of the National Home Builders Registration Council's (NHBRC) Technical Skills Training Programme, which is made up of a basket of practical, construction-related training programmes that are fully accredited by the Construction Education and Training Authority (CETA).

“We train young people and negotiate with the province and the implementing agency (the HDA) to try and place them in projects around where they live. They are also paid a monthly stipend.”

says Nomthandazo Mkhwanazi, a Training Consultant from the NHBRC's Training Department.

“We also assist those with Technical and Vocational Education and Training (TVET) College education as well as learners who qualify in terms of College entry requirements by paying their tuition, buying their stationery, paying for accommodation closer to the school and providing a stipend of R1500 per month.”

A WIDE VARIETY OF TRAINING CATEGORIES

The NHBRC offers training in technical and management skills that include Bricklaying; Plastering; Plumbing; Painting; Carpentry; Construction Management; Project Management and Financial Management. “We also provide TVET College training in Artisan Development,” adds Nomthandazo.



PROJECT UPDATES:

HDA PROJECT UPDATES 7 JULY 2017

CHATTY 49I

Matroosov has appointed a contractor for 32 units that have approved beneficiaries. Health and Safety file has been approved and the lead contractors have commenced with construction. Geysers and fencing have been installed on 20 houses for the hand over that took place on the 18 July 2017.

CHATTY 1060

To date, there have been 51 completions for the financial year 2017/2018.

JOE SLOVO WEST

There have been 342 completions to date for the current financial year. Within the 342 units, 330 units have Finished Unit Reports (FURs) and 12 are without FURs.

SOWETO-ON-SEA

Three out of the four SMME Contractors have completed their allocation of 25 units on this project.

Two established contractors will recommence construction on 90 units with approved beneficiaries.

KHAYAMNANDI 179

There are currently four contractors on site out of the eight. Notices of default have been issued to the four non-performing contractors. One more contractor to be appointed by HDA from the new allocations to take the total to 179 units.

UHLAZIYO LOMSEBENZI:

HDA UHLAZIYO LOMSEBENZI 7 EYEKHALA 2017

CHATTY 49I

Matroosov uchonge ukontraka malunga nezakhiwo eziyi 32 zabaxhamli abavunyiweyo. Ifayile yesempilo nokhuseleko ivunyiwe yamkwelwa kwaye nokontraka ophambili sele eqalisile ngomsebenzi wokwakha. ligiza namacingo obiya sewefakiwe kwizindlu ezingamashumi amazing, sele zidlulisiwe eluntwini ngomhla ka 18 kweyeKhala 2017.

CHATTY 1060

Kude kubelelithuba kulonyaka webmail kaloku 2017/18 kugqitywe izindlu eziyi 51

JOE SLOVO WEST

Kulonyaka mali umiyo kugqitywe izakhiwoizakhiwo eziyi 342. Kwezizakhiwo eziyi 342, eziyi 330 kuzo zine (FWRs emele u Finished Work Reports)

SOWETO-ON-SEA

Ezintathu kwezine iikontraka ze SMME ziwugqibile ezawo umsebenzi wezakhiwo, eziyi 25 lomsebenzi.

Ookontraka abasele bephume izandla ababini bazakuqalisa umsebenzi kokwakha izindlu eziyi 90, besakhela abaxhamli abavunyiweyo.

KHAYAMNANDI 179

Esayithini, kwelithuba kukho iikontraka ezine kwezi ezilithoba ezi-chongiweyo. Isaziso somsebenzi ongagqibekanga sikhutshiwe kwezi kontraka ezine ezingasebenzi ngokwendlela. Kuzakuchongwa enye ikontraka yiHDA kiwi candelo elitsha lokwakha izakhiwo ezintsha eziyi 179

| PROJECT | FOUNDATION | WALLPLATE | ROOF | FINISHES | COMPLETED |
|-----------------|------------|-------------------|---------|---------------|---------------|
| UMSEBENZI | ISISEKO | IMPLANTED YODONGA | UFULELO | UKUPHELELISWA | EZIGQITYIWEYO |
| Chatty 491 | 0 | 0 | 0 | 0 | 20 |
| Chatty 1060 | 0 | 2 | 8 | 0 | 18 |
| Joe Slovo West | 59 | 105 | 83 | 192 | 12 |
| Soweto-on-Sea | 0 | 0 | 0 | 0 | 0 |
| Kwanobuhle 52 | 28 | 21 | 8 | 0 | 0 |
| Khayamnandi 179 | 179 | 126 | 98 | 76 | 56 |
| TOTAL | 260 | 254 | 197 | 268 | 106 |

STAYING WARM AND ON BUDGET THIS WINTER

As winter sets in, families across the Eastern Cape are looking for ways to keep their homes warm without breaking their budgets. Common ways of keeping warm, such as using electrical and gas heaters, are effective but they are also very costly, especially when used continuously throughout the day or night. There are many other, cheaper ways of keeping a house warm that do not necessarily involve burning energy or spending lots of money.

Make sure that all doors around your house are closed. This will help reduce cold air circulation and trap heat.

Also, make sure that all your windows are properly closed, including bathroom and kitchen windows. You can also seal up your windows using a window insulation kit from a hardware store or use towels on the windows and doors to stop cold air from entering.

Using heavy curtains can also help you keep out cold draughts of air. You should always keep your windows open during the day so that sunlight enters your house and heats up every room. Alternatively, you can use clear shower curtains on your windows to let in sunshine and keep the heat in your house while keeping the cold air out.

Try to limit cooking that gives off steam, as the steam causes humidity that will make your house damp. Baking is ideal as it will dry up the air and keep your kitchen warm.

If you have a hard surface floor, consider adding a carpet or some rugs that will trap the heat of the room and keep your feet warm! Using these methods to reduce heat loss from your home and prevent cold air from entering means you will not have to use as much electricity or gas to heat your home and that you can save some money this winter!



USEFUL CONTACT NUMBERS

THE HOUSING DEVELOPMENT AGENCY: 041 393 2600

NELSON MANDELA BAY MUNICIPALITY

Customer Care (All hours): 041 506 5555
Service Delivery Centre (All hours for water, sanitation and all other services): 0800 205 050
Human Settlements Eastern Cape: 043 711 9500
Emergencies: (From cell phone): 112
Childline: 08000 55 555
Eskom Customer Care: 0860 037 566

LAND INVASION

Macdonald: 082 410 5066
Hlela: 079 490 0531
Fire: 041 585 2311 / 041 508 5505
Water leaks, Power outages etc.: 0800 205 050
General Emergencies: 041 506 2735

CLINICS

Chatty Clinic in Dullisear Street: 041 506 3070
Veeplaas Clinic in Kani Street: 041 506 1183
Zwide Clinic in Johnson Street: 041 506 7410
Soweto-on-Sea Clinic in Mbanga Street: 041 506 1191
Booyens Park Clinic 2 in Booyens Park Drive: 041 483 1590

POLICE STATIONS

Bethelsdorp Police Station: 041 404 3000/4/5
071 475 1938
Kwazakele Police Station: 041 408 7720
Zwide Police Station: 041 459 0213
KwaDwezi Police Station: 041 405 4712

